

# \$165,000 - 5922a 45 Avenue, Lacombe

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MLS® #A2231474

## \$165,000

2 Bedroom, 1.00 Bathroom, 468 sqft

Residential on 0.00 Acres

Downtown Lacombe, Lacombe, Alberta

Great revenue property or first time buyer investment! Affordable price with low condo fees - get ready for home ownership or expand your real estate portfolio with this cute and cozy condo - the tenant would like to stay so the takeover is simplified for you! Front unit with south facing deck protected by a large spruce tree in the front giving you privacy while enjoy the beautiful summer days - deck is covered so even on the rainy days you can still step outside and relax on your deck. Main floor has a nice kitchen with updated cabinetry and countertops. Living room and dining room area are spacious and is separate from the kitchen space! Basement has primary bedroom, second bedroom, 4 piece bathroom the and laundry facilities - plus a storage room! Newer vinyl windows throughout the condo. Possession can be immediate if you are keeping the tenant. The condo is within walking distance to the golf course, ball diamonds, and downtown!



Built in 1977

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2231474  |
| Price          | \$165,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 468       |

|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 1977          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | Bi-Level      |
| Status     | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 5922a 45 Avenue  |
| Subdivision | Downtown Lacombe |
| City        | Lacombe          |
| County      | Lacombe          |
| Province    | Alberta          |
| Postal Code | T4L 1T8          |

### Amenities

|                |            |
|----------------|------------|
| Amenities      | Parking    |
| Parking Spaces | 1          |
| Parking        | Off Street |

### Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Vinyl Windows, Laminate Counters, Master Downstairs    |
| Appliances        | Electric Stove, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                             |
| Cooling           | None                                                   |
| # of Stories      | 1                                                      |
| Has Basement      | Yes                                                    |
| Basement          | Finished, Full                                         |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Balcony             |
| Lot Description   | Back Lane           |
| Roof              | Asphalt Shingle     |
| Construction      | Stucco, Wood Siding |
| Foundation        | Poured Concrete     |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 16th, 2025 |
| Days on Market | 47              |

Zoning

R2

## Listing Details

Listing Office

RE/MAX real estate central alberta

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