

\$325,000 - 4606 55 Avenue, Lacombe

MLS® #A2263379

\$325,000

2 Bedroom, 1.00 Bathroom, 1,089 sqft

Residential on 0.13 Acres

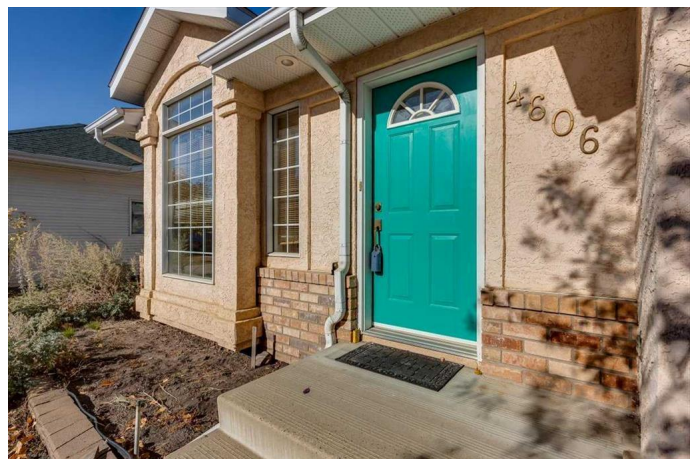
Meadowview Village, Lacombe, Alberta

Tucked away in a prime location close to all amenities, this charming 2-bedroom bungalow is perfect for first-time buyers or those looking to downsize. The bright, open floor plan features vaulted ceilings, a cozy fireplace in the living room, and a dining area with access to the back deck—ideal for relaxing or entertaining. The functional kitchen offers plenty of counter space and classic white cabinetry. The primary bedroom includes a convenient cheater door to the 4-piece bathroom, while the second bedroom is a great size and features main floor laundry for added ease. The basement is partially finished with completed exterior walls and a bathroom—ready for your finishing touches. Enjoy the spacious fenced and treed yard with a two-stall parking pad and ample space for a future garage. With a few updates, this home offers incredible potential and value in a great location.

Built in 1993

Essential Information

MLS® #	A2263379
Price	\$325,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,089
Acres	0.13



Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	4606 55 Avenue
Subdivision	Meadowview Village
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 1H2

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Ceiling Fan(s), Vinyl Windows, Laminate Counters
Appliances	Dishwasher, Electric Stove, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 13th, 2025
Days on Market	12

Zoning R1

Listing Details

Listing Office RCR - Royal Carpet Realty Ltd.

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