

6, 5463 55 Avenue  
Lacombe, Alberta

MLS # A2277411



## \$412,000

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Downtown Lacombe       |               |                  |
| <b>Type:</b>     | Residential/Four Plex  |               |                  |
| <b>Style:</b>    | Bungalow               |               |                  |
| <b>Size:</b>     | 1,139 sq.ft.           | <b>Age:</b>   | 2025 (1 yrs old) |
| <b>Beds:</b>     | 2                      | <b>Baths:</b> | 1 full / 1 half  |
| <b>Garage:</b>   | Single Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.11 Acre              |               |                  |
| <b>Lot Feat:</b> | Other                  |               |                  |

|                    |                          |                   |    |
|--------------------|--------------------------|-------------------|----|
| <b>Heating:</b>    | In Floor                 | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Vinyl                    | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle          | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | None                     | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame | <b>Zoning:</b>    | R5 |
| <b>Foundation:</b> | Slab                     | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Closet Organizers        |                   |    |

**Inclusions:** Fridge, Stove, Dishwasher, Garage Opener

Downsize in style or embrace simplified living! These brand new 2 bedroom, 1.5 bath fourplex units by trusted local builder Ridgestone Homes offer quality craftsmanship. Enjoy an open-concept layout with a modern kitchen, dining, and living area, plus stylish finishes throughout. The spacious primary bedroom features a walk-in closet and a 4-piece ensuite. Convenient in-suite laundry and an attached single garage complete the package. Low-maintenance living at its best!