

\$375,000 - 4618 55 Avenue, Lacombe

MLS® #A2256582

\$375,000

4 Bedroom, 3.00 Bathroom, 1,244 sqft

Residential on 0.13 Acres

Meadowview Village, Lacombe, Alberta

Unique opportunity to own a Revenue property with tenants in place secured by The Lacombe Action Group. The Lacombe Action group is a non profit organization that supports individuals with developmental disabilities. This home has 3 adult male tenants who are clients of the Action Group. The Action Group ensures that the rent is paid and the property is maintained. Typically the tenants remain for years. If there is need for a change of tenants the Action Group fills the space. There is a caregiver in the home 24/7. The home is a nice sized bungalow on a quiet street. It offers great curb appeal with it's front deck and attached single garage. The home has an open floor plan with the kitchen looking onto the dining area and living room. There is a main floor laundry. There are 2 bedrooms on the main level including a primary bedroom with an ensuite. The basement has a super sized family room, 2 additional bedrooms and a full bathroom. The yard is a nice size with both a side and back deck. If you're seeking an investment that's easy to manage but does not require a management company with fees & you're open to providing valuable housing for individuals with disabilities this may be the unique opportunity you've been waiting for!

Built in 1994

Essential Information

MLS® #

A2256582



Price	\$375,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,244
Acres	0.13
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	4618 55 Avenue
Subdivision	Meadowview Village
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 1T7

Amenities

Parking Spaces	2
Parking	RV Access/Parking, Single Garage Attached
# of Garages	1

Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Range, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Storage
-------------------	---------

Lot Description	Back Lane, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 13th, 2025
Days on Market	8
Zoning	R1

Listing Details

Listing Office	Century 21 Maximum
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.