

# \$225,000 - 4621 46 Street, Lacombe

MLS® #A2228678

**\$225,000**

0 Bedroom, 0.00 Bathroom, 687 sqft  
Other on 0.37 Acres

Wes Jackson, Lacombe, Alberta

Zoned Commercial, currently used for residential and situated on a SUPERSIZE lot, 95 x 170. This has been rented out for \$950.00. One bedroom/1 Four piece bath. Open floor plan in the living room, dining room and kitchen area. Enjoy the beautifully treed and private backyard from your large back deck. Conveniently located within walking distance to the downtown area and Tim Horton's just down the street. Great potential for a small business with a good location and access. This house could be used for a small business with minimal overhead. This a property that has a lot going for it and would definitely be an excellent opportunity to explore how it could best serve you. (id:6289)



## Essential Information

|                |           |
|----------------|-----------|
| Listing #      | A2228678  |
| Price          | \$225,000 |
| Bathrooms      | 0.00      |
| Square Footage | 687       |
| Acres          | 0.37      |
| Type           | Other     |

## Community Information

|             |                |
|-------------|----------------|
| Address     | 4621 46 Street |
| Subdivision | Wes Jackson    |
| City        | Lacombe        |
| Province    | Alberta        |

Postal Code T4L2W3

### Interior

Heating Natural gas Forced air

### Exterior

Foundation Poured Concrete, See Remarks

### Listing Details

Listing Office CIR Realty



The trademarks MLS®, Multiple Listing Service® 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. REALTOR®. Member of CREA and more.

Listing information last updated on October 19th, 2025 at 9:16am PDT