

# \$875,000 - 1-6, 5704 44 Avenue, Lacombe

MLS® #A2205425

**\$875,000**

0 Bedroom, 0.00 Bathroom, 3,696 sqft  
Multi-Family on 0.00 Acres

Downtown Lacombe, Lacombe, Alberta

Great Investment Opportunity!! Six Plex in a great location in the Community of Lacombe. This well-maintained property has had some recent updates. The monthly rents range from \$945 - \$1,075 but are below market value. Long term tenants with move in dates of (1985, 2013, 2019, 2020, 2021, 2023). All new leases in 2023 so all are currently month to month. All the units are 2 bedroom 1 bathroom units, so they are perfect for the tenant looking for a practical unit with a location that has easy access to downtown or the main highways for the commute back and forth to work. All four of the above ground units have balconies. There is a coin operated washer/dryer in the building.

Built in 1977

## Essential Information

MLS® #	A2205425
Price	\$875,000
Bathrooms	0.00
Square Footage	3,696
Acres	0.00
Year Built	1977
Type	Multi-Family
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

## Community Information



Address	1-6, 5704 44 Avenue
Subdivision	Downtown Lacombe
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 1E4

### **Amenities**

Parking Spaces	12
Parking	Off Street

### **Interior**

Appliances	Refrigerator, Stove(s), Washer/Dryer
# of Stories	3

### **Additional Information**

Date Listed	March 26th, 2025
Days on Market	8
Zoning	R5

### **Listing Details**

Listing Office	Royal LePage Lifestyles Realty
----------------	--------------------------------

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.