

# \$285,000 - 25, 4716 College Avenue, Lacombe

MLS® #A2199939

## \$285,000

3 Bedroom, 3.00 Bathroom, 1,077 sqft

Residential on 0.00 Acres

College Heights, Lacombe, Alberta

This 3bedroom/3 bath fully finished bi-level condo could be the perfect place for first home buyer or investor. This unit comes with TWO assigned parking stalls. You'll love the floor plan of this gorgeous home. There is a 2 pc bath conveniently located just off the front entry, and also an office to sit , read or do your business in private. . Kitchen/Dining area will be a favorite spot any time of day but especially in the morning coffee inside or out on the back decks. The basement is unfinish .

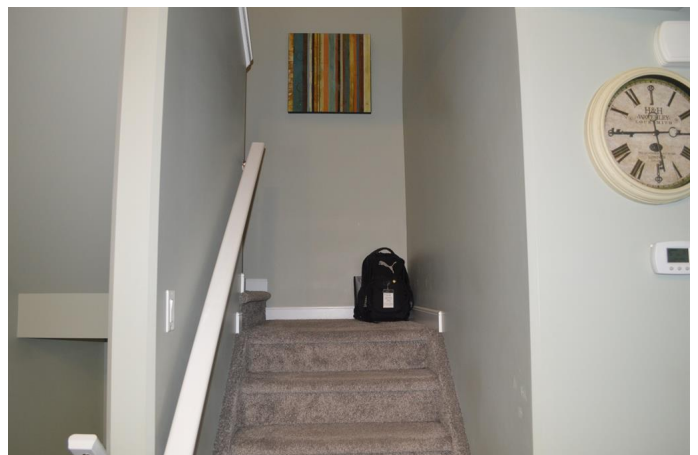
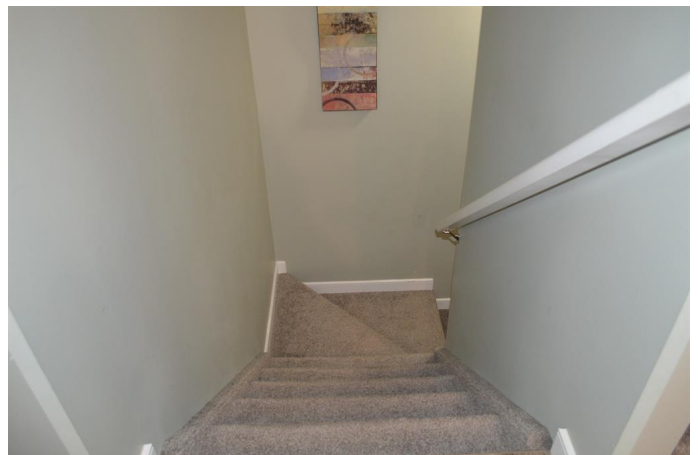
Built in 2018

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2199939      |
| Price          | \$285,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,077         |
| Acres          | 0.00          |
| Year Built     | 2018          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bi-Level      |
| Status         | Active        |

## Community Information

Address 25, 4716 College Avenue



|             |                 |
|-------------|-----------------|
| Subdivision | College Heights |
| City        | Lacombe         |
| County      | Lacombe         |
| Province    | Alberta         |
| Postal Code | T4L 0J5         |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Laundry, Parking, Storage, Visitor Parking |
| Parking Spaces | 2  |
| Parking        | Stall                                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Storage              |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplaces        | None  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Storage         |
| Lot Description   | Other           |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 7th, 2025 |
| Days on Market | 152             |
| Zoning         | R6              |

### Listing Details

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

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