

# \$315,000 - 9, 4716 College Avenue, Lacombe

MLS® #A2230262

## \$315,000

4 Bedroom, 4.00 Bathroom, 1,085 sqft

Residential on 0.00 Acres

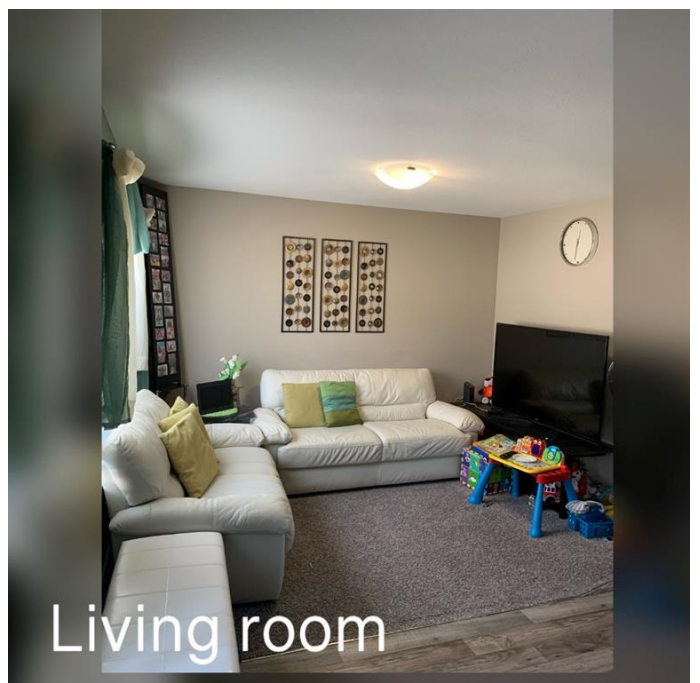
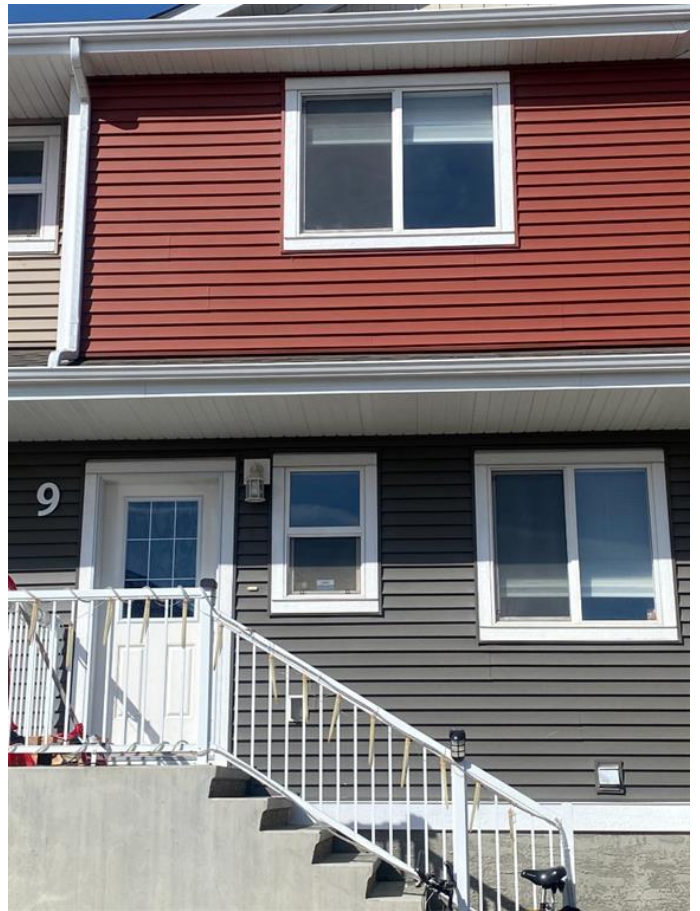
College Heights, Lacombe, Alberta

This 4 bedroom/4 bath fully finished 2 storey condo is an ideal choice for first-time homebuyers or investors. The unit comes with TWO assigned parking stalls. You will appreciate the functional floor plan of this beautiful home. A 2-piece bath is conveniently located near the front entry, along with a private office perfect for reading or working. The kitchen/dining area is designed to be a favorite spot any time of day, especially in the morning when the sun shines in, creating an inviting atmosphere to enjoy morning coffee inside or outside on the back deck. The basement offers an additional spacious bedroom and a 3-piece washroom.

Built in 2017

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2230262      |
| Price          | \$315,000     |
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,085         |
| Acres          | 0.00          |
| Year Built     | 2017          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |



Living room

|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 9, 4716 College Avenue |
| Subdivision | College Heights        |
| City        | Lacombe                |
| County      | Lacombe                |
| Province    | Alberta                |
| Postal Code | T4L 0J5                |

## Amenities

|                |                                |
|----------------|--------------------------------|
| Amenities      | Laundry, Parking, Snow Removal |
| Parking Spaces | 2                              |
| Parking        | Parking Pad                    |

## Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home                     |
| Appliances        | Dishwasher, Dryer, Electric Oven, Electric Stove, Microwave, Washer |
| Heating           | Forced Air                                                          |
| Cooling           | None                                                                |
| Has Basement      | Yes                                                                 |
| Basement          | Finished, Full                                                      |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Storage                  |
| Lot Description   | Back Lane                |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 47              |
| Zoning         | R6              |

## Listing Details

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

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