

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

MLS® #A2230262

## \$315,000

4 Bedroom, 4.00 Bathroom, 1,085 sqft

Residential on 0.00 Acres

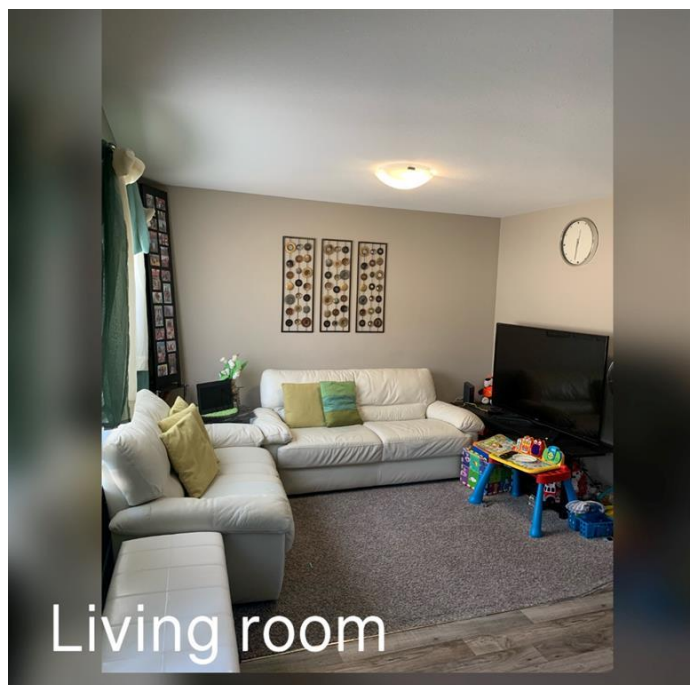
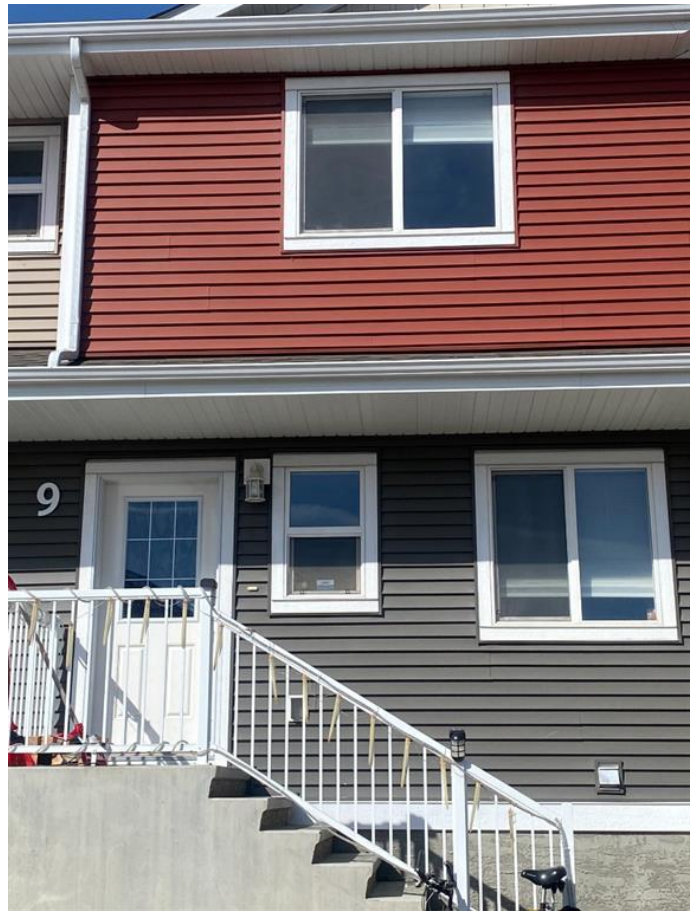
College Heights, Lacombe, Alberta

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



Status	Active
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## 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	53
Zoning	R6

## Listing Details

Listing Office	Royal LePage Lifestyles Realty
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