

# \$750,000 - 4706 Johnson Avenue, Lacombe

MLS® #A2227514

## \$750,000

4 Bedroom, 3.00 Bathroom, 1,582 sqft

Residential on 0.33 Acres

College Heights, Lacombe, Alberta

Incredible family home offering oversized lot, triple attached garage, over-sized double detached garage, & RV Parking pad! As you tour this meticulously maintained property, the attention to detail is obvious, and everything is in its place! Beautiful hard wood & Italian tile flooring lead you throughout this efficiently laid out floor plan, beautifully decorated & featuring classic accents, crown moulding, & upgraded light fixtures. The Primary Bedroom comes with a 5 Piece ensuite, and huge walk-in closet. Downstairs offers plenty more living space, with an oversized Recreation Room, plenty of room for storage, and includes 2 more bedrooms, along with a Den that could also be used as a bedroom, and a Cold room. There is in-floor heating in the basement & primary ensuite. Need extra garage space? This property offers 31' x 38' attached garage with sink & in-floor heat, along with an 28' x 28' detached garage wired for 220v, plumbed for in-floor heat, & both garages are very well organized, and come equipped with shelving, tool storage, and there's also a built in vacuum for vehicles. That's not all, the property comes with an RV parking pad that is easily accessible, and has power hookup. Finally, the property is approximately 1/3 of an Acre, fenced, comes with a fire pit, and is very nicely landscaped!

Built in 2003

## Essential Information



MLS® #	A2227514
Price	\$750,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,582
Acres	0.33
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	4706 Johnson Avenue
Subdivision	College Heights
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 2M1

### **Amenities**

Parking Spaces	8
Parking	220 Volt Wiring, Alley Access, Concrete Driveway, Double Garage Attached, Double Garage Detached, Garage Faces Front, Garage Faces Rear, Heated Garage, Insulated, RV Access/Parking
# of Garages	4

### **Interior**

Interior Features	Built-in Features, Crown Molding
Appliances	Dishwasher, Refrigerator, Stove(s)
Heating	Boiler, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Blower Fan, Gas, Mantle, Recreation Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Treed
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 3rd, 2025
Days on Market	14
Zoning	R1

**Listing Details**

Listing Office	Coldwell Banker Ontrack Realty
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