

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

MLS® #A2230262

\$315,000

4 Bedroom, 4.00 Bathroom, 1,085 sqft

Residential on 0.00 Acres

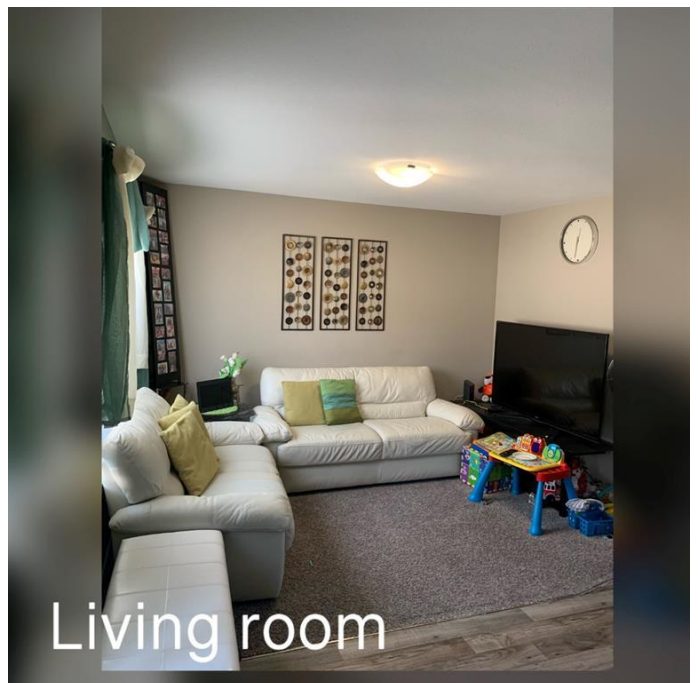
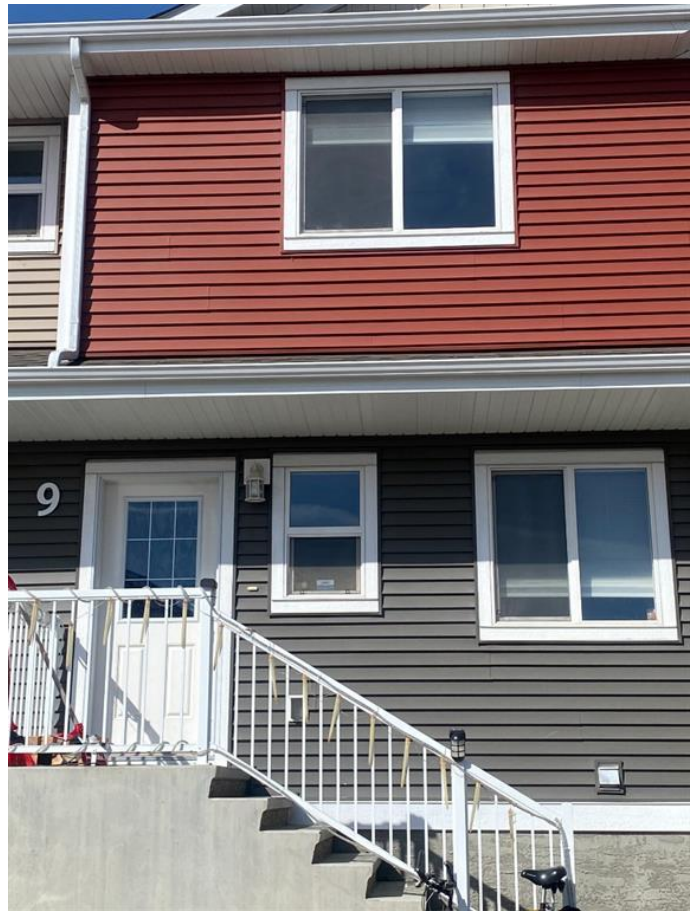
College Heights, Lacombe, Alberta

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	147
Zoning	R6

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.