

# \$295,000 - 25, 4716 College Avenue, Lacombe

MLS® #A2199939

## \$295,000

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 .

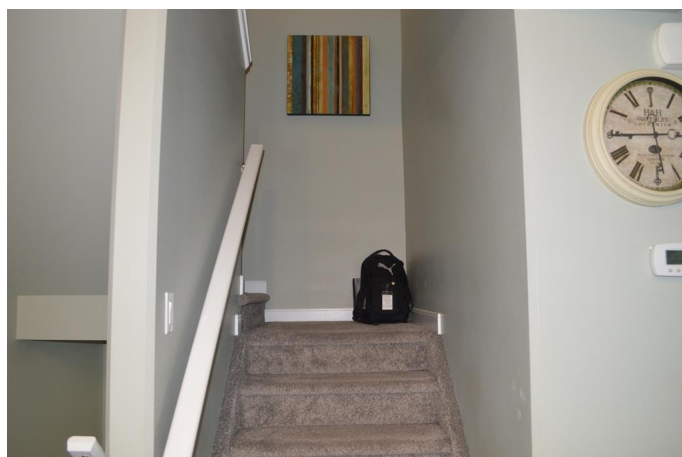
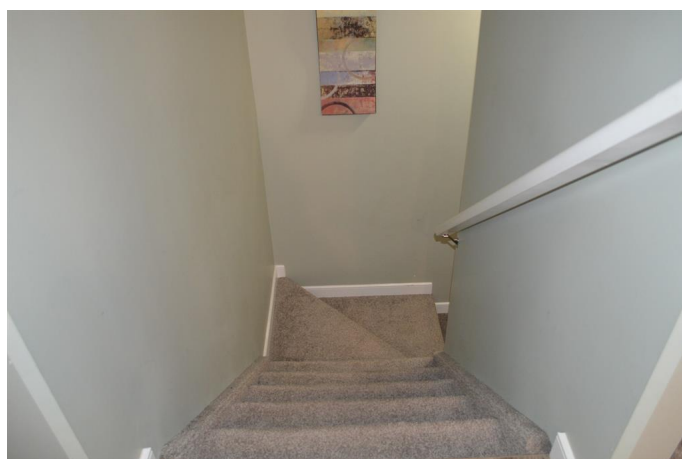
Built in 2018

### Essential Information

MLS® #	A2199939
Price	\$295,000
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, Visitor Parking, Storage
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	5
Zoning	R6

### **Listing Details**

Listing Office	Royal LePage Lifestyles Realty
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