# \$285,000 - 25, 4716 College Avenue, Lacombe

MLS® #A2199939

#### \$285,000

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 .

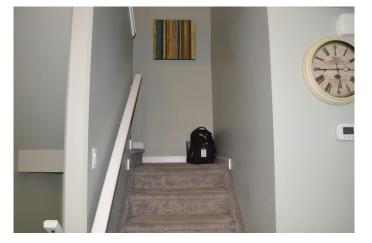




Built in 2018

#### **Essential Information**

MLS® #	A2199939
Price	\$285,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,077
Acres	0.00
Year Built	2018
Туре	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, Storage, Visitor Parking
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	165
Zoning	R6

## **Listing Details**

Listing Office Royal LePage Lifestyles Realty

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