

\$767,911 - 4922 College Avenue, Lacombe

MLS® #A2242834

\$767,911

6 Bedroom, 5.00 Bathroom, 3,131 sqft

Residential on 0.35 Acres

College Heights, Lacombe, Alberta

Welcome to this stunning and spacious home in the heart of College Heights offering the perfect blend of luxury, function, and versatility. Situated on an exceptionally large, fully fenced lot with mature trees, this property provides privacy and space rarely found in town. Step inside to a grand tiled foyer and be greeted by beautiful hardwood flooring throughout the main level. The expansive kitchen is a chef's dream, featuring a massive center island, granite countertops, updated appliances, and an abundance of lower cabinetry for seamless functionality and clean sightlines. Upstairs you'll find 3 spacious bedrooms, including a private primary suite with a spa-like ensuite featuring a soaker tub. A full laundry room is conveniently located upstairs, along with a bright and inviting sitting room that offers balcony access—a perfect space to relax or unwind with a view. The fully developed basement includes a bedroom with a shared Jack & Jill closet to a bonus room, a spacious 5-piece bathroom, a dedicated games room, and a cozy theatre room—ideal for family entertainment. As a bonus, this home features a 2 bedroom legal suite with private entrance. This home also includes an attached double garage, providing secure parking, extra storage, and direct access into the home for year-round convenience. Packed with smart upgrades, including hot water on demand and a high-end rubber roof, giving you long-term peace of mind with virtually no maintenance



concerns. Homes of this caliber and flexibility donâ€™t come along oftenâ€”especially in such a sought-after, established neighborhood. Book your showing today!

Built in 2004

Essential Information

MLS® #	A2242834
Price	\$767,911
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,131
Acres	0.35
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	4922 College Avenue
Subdivision	College Heights
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L1Z2

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Off Street, Parking Pad, RV Access/Parking
# of Garages	2

Interior

Interior Features	Built-in Features, Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance
Appliances	Central Air Conditioner, Dishwasher, Gas Stove, Microwave, Range

	Hood, Refrigerator, Washer/Dryer, Tankless Water Heater
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Fruit Trees/Shrub(s)
Roof	Rubber
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 25th, 2025
Days on Market	49
Zoning	R1

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.