

**1, 4716 College Avenue  
Lacombe, Alberta****MLS # A2284937****\$275,000**

<b>Division:</b>	College Heights		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,139 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 325
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R6
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows		

**Inclusions:** Window Coverings

Location, Location, Location! End Unit with windows on three sides allows for lots of natural light. Enjoy being just steps from Henner's Pond and only a short five-minute walk to Burman University, making this an ideal home for families, students, or investors alike. Open Concept main floor. Spacious kitchen with abundant cabinetry and sleek quartz countertops, plus a separate dining room perfect for entertaining. Main floor office and two piece bathroom. Upstairs you will find three bedrooms and two full bathrooms. The primary bedroom features his and hers closets, shoe closet and ensuite with dimmable pot lights - a thoughtful touch for comfort and ambiance! The unfinished basement provides room to grow, with potential for a family room, additional bathroom and laundry/utility area. West facing deck. Beautifully maintained shared community space with an added fire pit. Conveniently located with two assigned parking stalls right out front and plenty of street parking for guests. This home combines style, space, and location—perfect for families, professionals or anyone seeking a vibrant Lacombe lifestyle! Act quick this one won't last long!