



GRASSROOTS
REALTY GROUP

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**4718 College Avenue
Lacombe, Alberta**

MLS # A2213994



\$725,000

Division:	College Heights		
Type:	Multi-Family/4 plex		
Style:	2 Storey		
Size:	3,527 sq.ft.	Age:	1971 (54 yrs old)
Beds:	-	Baths:	-
Garage:	Double Garage Detached, RV Garage, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air, Hot Water, Varies by Unit	Bldg Name:	-
Floors:	Carpet, Linoleum, Tile	Water:	-
Roof:	Asphalt Shingle	Sewer:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Storage		

Inclusions: Refrigerator (x4), Stive (x4), Washer (x2), Dryer (x2), Garage Controls (x3) Garage Remotes (x4), Shed

This exceptional and fully tenanted 4-plex is ideally located just steps from the university in one of Lacombe's most desirable neighborhoods. With a solid rental history, thoughtful updates, and a unique layout, this property offers incredible flexibility—whether you're a seasoned investor looking for strong cash flow or a young family hoping to offset homeownership costs with rental income. Unit 1, the standout of the complex, is a spacious 3-bedroom, 2.5-bathroom home featuring an attached single garage, gas fireplace, large mud/laundry room with sink, jacuzzi tub, and updated carpet. Perfect for an owner-occupier, this unit provides the comfort and amenities of a single-family home with the added bonus of rental income from the three additional suites. Units 2, 3, and 4 offer a mix of functional layouts, including loft-style bedrooms and open floorplans, with shared access to a laundry area and large storage room. Updates include newer windows, modernized bathrooms, and forced-air or hot water baseboard heating. Unit 4 also includes its own attached garage and units 2 and 3 share the double car detached garage. Additional revenue comes from a separately rented motorhome garage. The building has been well cared for, with new siding and shingles completed approx. 7 years ago and updated electrical in the detached garage just two years ago. With all units currently rented, this property is a rare opportunity to own a high-performing asset with lifestyle flexibility. Whether you're investing or looking to live in your investment—this 4-plex delivers.