



GRASSROOTS
REALTY GROUP

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9, 4716 College Avenue
Lacombe, Alberta

MLS # A2230262



\$315,000

Division:	College Heights		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,085 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 320
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R6
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: Fridge, Stove, Microwave, Dishwasher-Built-In, Washer and Dryer

This 4 bedroom/4 bath fully finished 2 storey condo is an ideal choice for first-time homebuyers or investors. The unit comes with TWO assigned parking stalls. You will appreciate the functional floor plan of this beautiful home. A 2-piece bath is conveniently located near the front entry, along with a private office perfect for reading or working. The kitchen/dining area is designed to be a favorite spot any time of day, especially in the morning when the sun shines in, creating an inviting atmosphere to enjoy morning coffee inside or outside on the back deck. The basement offers an additional spacious bedroom and a 3-piece washroom.