



GRASSROOTS
REALTY GROUP

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4922 COLLEGE Avenue
Lacombe, Alberta

MLS # A2242834



\$767,911

Division:	College Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,131 sq.ft.	Age:	2004 (21 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.35 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Low Maintenance La		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Rubber	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance		

Inclusions: FRIDGE , FREEZER , GAS STOVE , HOOD FAN , DISHWASHER(S) , WASHER , DRYER , WINDOW TREATMENTS , BLINDS , GARAGE DOOR OPENER , CENTRAL VACUUM(AS IS)

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 don't come along often—especially in such a sought-after, established neighborhood. Book your showing today!