



GRASSROOTS
REALTY GROUP

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**25, 4716 College Avenue
Lacombe, Alberta**

MLS # A2199939



\$285,000

Division:	College Heights		
Type:	Residential/Five Plus		
Style:	Bi-Level		
Size:	1,077 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 321
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R6
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Storage		

Inclusions: Microhood, Fridge, Stove, Dishwasher-Built-In, Washer, Dryer and all window coverings

This 3bedroom/3 bath fully finished bi-level condo could be the perfect place for first home buyer or investor. This unit comes with TWO assigned parking stalls. You'll love the floor plan of this gorgeous home. There is a 2 pc bath conveniently located just off the front entry, and also an office to sit , read or do your business in private. . Kitchen/Dining area will be a favorite spot any time of day but especially in the morning coffee inside or out on the back decks. The basement is unfinish .