\$669,000 - 4718 College Avenue, Lacombe

MLS® #A2213994

\$669,000

0 Bedroom, 0.00 Bathroom, 3,527 sqft Multi-Family on 0.00 Acres

College Heights, Lacombe, Alberta

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 flexibilityâ€"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 3 has new carpet in living room and primary bedroom. 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 investmentâ€"this 4-plex delivers.

Built in 1971

Essential Information

MLS® # A2213994 Price \$669,000

Bathrooms 0.00
Square Footage 3,527
Acres 0.00
Year Built 1971

Type Multi-Family

Sub-Type 4 plex
Style 2 Storey
Status Active

Community Information

Address 4718 College Avenue

Subdivision College Heights

City Lacombe
County Lacombe
Province Alberta
Postal Code T4L 1Z1

Amenities

Parking Spaces 5

Parking Double Garage Detached, RV Garage, Single Garage Attached

of Garages 5

Interior

Interior Features Ceiling Fan(s), Storage

Appliances Refrigerator, Washer/Dryer, Garage Control(s), Stove(s)

Heating Forced Air, Hot Water, Varies by Unit

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes
Basement Partial

Exterior

Lot Description Landscaped

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed May 9th, 2025

Days on Market 165 Zoning R4

Listing Details

Listing Office RE/MAX real estate central alberta

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