

# \$725,000 - 4718 College Avenue, Lacombe

MLS® #A2213994

**\$725,000**

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 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 youâ€™re investing or looking to live in your investmentâ€”this 4-plex delivers.

Built in 1971

**Essential Information**

MLS® #	A2213994
Price	\$725,000
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	Single Garage Attached, Double Garage Detached, RV Garage
# of Garages	5

## Interior

Interior Features	Ceiling Fan(s), Storage
Appliances	Garage Control(s), Refrigerator, Stove(s), Washer/Dryer
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	102
Zoning	R4

## Listing Details

Listing Office	RE/MAX real estate central alberta
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