

# \$285,000 - 207, 4425 Heritage Way, Lacombe

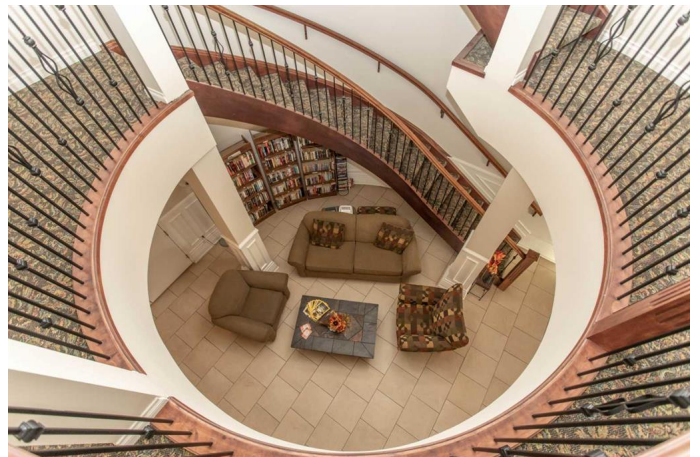
MLS® #A2237105

## \$285,000

2 Bedroom, 2.00 Bathroom, 1,046 sqft  
Residential on 0.00 Acres

Downtown Lacombe, Lacombe, Alberta

Are you looking to own a condo in one of Lacombe's premier adult living communities? Look no further than Chateau Lacombe! This centrally located development is within walking distance to downtown, shopping, and scenic walking trails. The stunning 2nd-floor corner unit boasts east and north exposures, providing beautiful views of the countryside and commercial businesses to the east, and the Heritage Park playground to the north. This spacious corner unit features an oversized deck, an abundance of windows, and ample living space, making it one of the finest units in the project. From the moment you enter the building, you'll be impressed by the design, the spiral staircase, and the overall cleanliness. You can reach the second floor via elevator or a short walk up the spiral staircase. Once inside the condo, you'll be greeted by an open concept design with plenty of natural light. The lovely kitchen boasts oak cabinetry, laminate countertops, and newer lighting, while the spacious living room features a corner electric fireplace and a dining area, perfect for entertaining. The primary bedroom is generously sized and includes a walk-through closet and a 3-piece ensuite. Additionally, there is a second bedroom, a 4-piece bathroom, and a laundry/storage room that completes the floor plan. This condo includes a titled underground parking stall and an assigned storage unit. There's plenty of visitor parking out front and a common party room available for rent, where you can meet



fellow residents for a game of cards, enjoy a coffee, or work on puzzles. Say goodbye to snow shoveling in the winter and yard work in the summer by moving into this friendly adult living community, conveniently located close to amenities.

Built in 2006

### **Essential Information**

MLS® #	A2237105
Price	\$285,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,046
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	207, 4425 Heritage Way
Subdivision	Downtown Lacombe
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 2P4

### **Amenities**

Amenities	Parking, Party Room, Playground, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Workshop
Parking Spaces	1
Parking	Parkade

### **Interior**

Interior Features	Ceiling Fan(s), Closet Organizers, Laminate Counters, Open Floorplan,
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	Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Boiler
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	4

### **Exterior**

Exterior Features	None
Roof	Asphalt Shingle
Construction	Stucco

### **Additional Information**

Date Listed	July 4th, 2025
Days on Market	49
Zoning	R6

### **Listing Details**

Listing Office	RE/MAX real estate central alberta
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