

\$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 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 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 investment”this 4-plex delivers. (id:6289)

Built in 1971

Essential Information

Listing #	A2213994
Price	\$669,000
Bathrooms	0.00
Square Footage	3,527
Acres	0.00
Year Built	1971
Type	Multi-family
Sub-Type	Freehold

Community Information

Address	4718 College Avenue
Subdivision	College Heights
City	Lacombe
Province	Alberta
Postal Code	T4L1Z1

Amenities

Amenities	Playground, Schools
Parking Spaces	5
Parking	Attached Garage, Detached Garage, RV
# of Garages	3

Interior

Appliances	Refrigerator, Stove, Garage door opener, Washer & Dryer
Heating	Forced air, Hot Water, Other
Fireplace	Yes
# of Fireplaces	1

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped

Foundation

Poured Concrete

Listing Details

Listing Office

RE/MAX real estate central alberta



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