

# \$775,000 - 4718 College Avenue, Lacombe

MLS® #A2213994

**\$775,000**

0 Bedroom, 0.00 Bathroom, 3,527 sqft

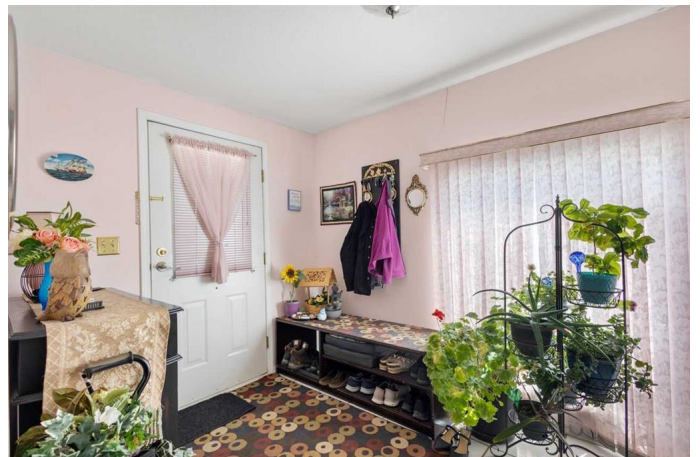
Multi-Family on 0.00 Acres

College Heights, Lacombe, Alberta

Located at 4718 College Avenue in Lacombe, this well-maintained and fully tenanted 4-plex presents an excellent investment opportunity in a great location, just steps from the university. With a solid rental history and thoughtful updates throughout, this property is ideal for both seasoned investors and newcomers seeking strong cash flow. Unit 1 is a spacious 3-bedroom, 2.5-bathroom unit with an attached single garage, gas fireplace, large laundry room with sink, and updated carpet. Units 2, 3, and 4 offer a variety of layouts including loft-style bedrooms and open floorplans, each with 1+2 bedrooms and shared access to a laundry room and large storage area. Unit 2 includes updated windows and bathroom finishes, while Unit 4 features an attached single garage, updated bathroom, and forced-air heating. Units 1+3 are heated with hot water baseboards.

The property also includes a detached, heated double garage—split between units 2 and 3—and a separately rented motorhome garage, providing additional revenue potential. Electrical in the detached garage was updated just two years ago, and the entire building received new shingles and siding approximately seven years ago, reducing future maintenance concerns.

Each unit is currently rented, minimizing vacancy risk and ensuring immediate income for the new owner. With functional updates, strong tenant appeal, and extra rental



components, this 4-plex is a rare find in a growing community. Don't miss this opportunity to add a high-performing asset to your portfolio.

Built in 1971

**Essential Information**

MLS® #	A2213994
Price	\$775,000
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, Single Garage Attached, 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	14
Zoning	R4

## Listing Details

Listing Office	RE/MAX real estate central alberta
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.