

\$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 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	\$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, 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	116
Zoning	R4

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.