

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

MLS® #A2189464

## \$285,000

2 Bedroom, 2.00 Bathroom, 1,046 sqft

Residential on 0.00 Acres

Downtown Lacombe, Lacombe, Alberta

Looking to own a condo in one of Lacombe's finest adult living condo projects? Chateau Lacombe is centrally located within walking distance to downtown, shopping and the walking trails. This beautiful 2nd floor corner unit has east and north exposure with lovely views to the east of the countryside and commercial business and to the north of the Heritage Park playground. This corner unit has with an oversized deck, an abundance of windows and living space - definitely one of the nicest units in the project and shows exceptionally well! From the moment you enter the building you will be impressed with the design, spiral staircase and the overall cleanliness of the building. Up to the second floor - accessible by elevator or a short walk up the spiral staircase and you will arrive at your condo! Open the door and enjoy the all the extra sunshine that shines in with this unit! An open concept design with a lovely kitchen boasting oak cabinetry, laminate countertops and newer lighting; spacious living room with corner electric fireplace and a dining area! Primary bedroom is spacious and features a walk thru closet and 3 piece ensuite. Second bedroom, 4 piece bathroom plus laundry/storage room complete the floorplan. This condo has a titled underground parking stall and assigned storage unit. Lots of parking out front for visitors, a common party room that is available to rent or to meet with your fellow residents for a game of cards, coffee or to work on puzzles. Get ready to eliminate snow



shoveling in the winter and yard work in the summer and move into a condo! A friendly adult living community within close proximity to amenities!

Built in 2006

### Essential Information

MLS® #	A2189464
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	Apartment
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, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer

	Stacked
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	January 22nd, 2025
Days on Market	149
Zoning	R6

### 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.