

# \$269,900 - 306, 4425 Heritage Way, Lacombe

MLS® #A2189961

**\$269,900**

2 Bedroom, 2.00 Bathroom, 1,221 sqft

Residential on 0.00 Acres

Downtown Lacombe, Lacombe, Alberta

ORIGINAL OWNER!!! Welcome to this spacious 2 bedroom, 2 bathroom END UNIT condo that is now available for sale! This stunning unit offers an ABUNDANCE of natural light pouring in from the East, West AND North windows to the open concept main living space! This desirable floorplan is one of the largest in the complex, and features a generous living room with a corner gas fireplace, a large dining space, an open concept kitchen, two bedrooms, two bathrooms, and a utility/laundry room. The kitchen has lots of cabinetry, counter space, a built-in phone desk, an oversized fridge, a reverse osmosis system and a garburator. The primary bedroom is massive and has both a walk in closet and a 4 piece bathroom. The other good sized bedroom is perfect for guests as it has its own 4 piece bathroom as well. The unit also features a private west-facing balcony and is perfect for enjoying a cup of coffee or summer beverage. A laundry room is located in the unit - the only one in the whole building with a utility sink! This unit also includes an UNDERGROUND PARKING stall, and storage locker. The building itself offers beautiful architecture, an elevator, and a party room for entertaining guests or playing games with the other residents. This condo is located in a prime area close to restaurants, shops, public transportation and downtown Lacombe. If you're looking for a spacious, comfortable, and convenient place to call home, this is the perfect place for you!



Built in 2005

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2189961    |
| Price          | \$269,900   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,221       |
| Acres          | 0.00        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Active      |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 306, 4425 Heritage Way |
| Subdivision | Downtown Lacombe       |
| City        | Lacombe                |
| County      | Lacombe                |
| Province    | Alberta                |
| Postal Code | T4L 2P4                |

## Amenities

|                |                                                                    |
|----------------|--------------------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Party Room, Secured Parking, Visitor Parking |
| Parking Spaces | 1                                                                  |
| Parking        | Heated Garage, Off Street, Parkade, Underground                    |
| # of Garages   | 1                                                                  |

## Interior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Garburator, Refrigerator, Stove(s), Washer/Dryer                                                                  |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                         |
| Cooling           | Partial                                                                                                                       |
| Fireplace         | Yes                                                                                                                           |
| # of Fireplaces   | 1                                                                                                                             |
| Fireplaces        | Gas, Living Room                                                                                                              |

# of Stories                4

## Exterior

Exterior Features    Balcony, Lighting

Construction        Concrete, Stucco

## Additional Information

Date Listed            January 24th, 2025

Days on Market      89

Zoning                R6

## Listing Details

Listing Office        CIR Realty

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