

# \$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 | 137                |
| Zoning         | R6                 |

### Listing Details

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

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