

4718 College Avenue
Lacombe, Alberta

MLS # A2213994



\$669,000

Division: College Heights

Type: Multi-Family/4 plex

Style: 2 Storey

Size: 3,527 sq.ft. **Age:** 1971 (55 yrs old)

Beds: - **Baths:** -

Garage: Double Garage Detached, RV Garage, Single Garage Attached

Lot Size: -

Lot Feat: Landscaped

Heating: Forced Air, Hot Water, Varies by Unit

Bldg Name: -

Floors: Carpet, Linoleum, Tile

Water: -

Roof: Asphalt Shingle

Sewer: -

Basement: Partial

LLD: -

Exterior: Vinyl Siding

Zoning: R4

Foundation: Poured Concrete

Utilities: -

Features: Ceiling Fan(s), Storage

Inclusions: Refrigerator (x4), Stove (x4), Washer (x2), Dryer (x2), Garage Controls (x3) Garage Remotes (x4), Shed

This exceptional 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 3 has new carpet in living room and primary bedroom. 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. This property is a rare opportunity to own a high-performing asset with lifestyle flexibility. Whether you're investing or looking to live in your investment—this 4-plex delivers.