

**202, 4425 HERITAGE Way
Lacombe, Alberta**

MLS # A2277968



\$295,000

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Downtown Lacombe | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 1,041 sq.ft. | Age: | 2004 (22 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Parkade | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | Boiler | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | Membrane | Condo Fee: | \$ 779 |
| Basement: | - | LLD: | - |
| Exterior: | Stucco | Zoning: | R6 |
| Foundation: | - | Utilities: | - |
| Features: | Kitchen Island, Laminate Counters, Open Floorplan, Vinyl Windows, Walk-In Closet(s) | | |

Inclusions: N/A

Chateau Lacombe offers an exceptional opportunity to own a condominium in one of Lacombe's premier adult living developments. Conveniently located within walking distance to downtown amenities, shopping, and walking trails, this centrally situated project provides both comfort and accessibility. This well-maintained second-floor unit features west-facing windows with attractive views of the surrounding residential neighborhood. Recent updates, including new flooring, backsplash, blinds, one year old refrigerator & microwave range hood, contribute to its modern appeal and present the unit at a high standard. Upon entering the building, residents and guests are greeted by thoughtful architectural details such as a spiral staircase and a consistently clean common area. Access to the second floor is available via elevator or stairs. The condo's open-concept layout offers abundant natural light and generous living space. The kitchen is equipped with a large island, ample cabinetry, and considerable countertop space. There is sufficient room for a dining table and china cabinet. The living area includes multiple windows and a garden door leading to a private deck. Accommodations include a spacious primary bedroom with a walk-through closet and three-piece ensuite, a second bedroom, a four-piece bathroom, and a combined laundry/storage room. The property also includes a titled underground parking stall and an assigned storage unit. Additional visitor parking is available on site. Residents have access to a shared party room, suitable for gatherings and social activities. The community promotes a maintenance-free lifestyle, eliminating the need for snow removal in the winter and yard work in the summer, and offers a welcoming environment near local amenities.