

# \$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 78

Zoning R6

## Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.