

\$284,900 - 308, 4425 Heritage Way, Lacombe

MLS® #A2187795

\$284,900

2 Bedroom, 2.00 Bathroom, 999 sqft
Residential on 0.00 Acres

Downtown Lacombe, Lacombe, Alberta

Spend more time doing what you love and less time worrying about home maintenance! This adult-only 2 Bed, 2 Bath condo is designed for those who value convenience, comfort, and a carefree lifestyle. Whether you're traveling, spending time with family, or enjoying your hobbies, this home lets you lock the door and go without a second thought.

Step inside this freshly painted, impeccably clean, and move-in ready unit, where an open floor plan maximizes space and natural light. The east-facing covered balcony is the perfect spot to enjoy your morning coffee while watching the sunrise. The Primary Suite is designed for ease and comfort, featuring a walk-in shower ideal for aging in place. The second bedroom offers flexibility—use it as a guest room, office, or hobby space.

Enjoy the perks of a titled underground parking stall—no more scraping off snow or braving the elements. The building itself offers secure access, an elevator, a party room for gatherings, and plenty of visitor parking. Condo fees cover nearly everything, including heat, electricity, water, snow removal, and exterior maintenance, so you can truly relax. Plus, cats are welcome, so your furry companion can join you in this next chapter.

Set in the charming and welcoming community of Lacombe, you'll love the friendly small-town feel while still having access to



walking trails, shops, dining, and essential services—all within walking distance. This is a community where neighbors know your name, and convenience meets quality of life.

If you're looking to downsize without compromise, this move-in ready home is waiting for you!

Built in 2005

Essential Information

MLS® #	A2187795
Price	\$284,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	999
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

Community Information

Address	308, 4425 Heritage Way
Subdivision	Downtown Lacombe
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 2P4

Amenities

Amenities	Elevator(s), Secured Parking, Storage, Visitor Parking, Party Room
Parking Spaces	1
Parking	Underground, Titled
# of Garages	1

Interior

Interior Features	Breakfast Bar, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Boiler
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Stone, Stucco

Additional Information

Date Listed	February 10th, 2025
Days on Market	30
Zoning	R6

Listing Details

Listing Office	RE/MAX real estate central alberta
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