

# \$787,911 - 4922 College Avenue, Lacombe

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MLS® #A2242834

**\$787,911**

6 Bedroom, 5.00 Bathroom, 3,131 sqft  
Residential on 0.35 Acres

College Heights, Lacombe, Alberta

Welcome to this stunning and spacious home in the heart of College Heights—offering the perfect blend of luxury, function, and versatility. Situated on an exceptionally large, fully fenced lot with mature trees, this property provides privacy and space rarely found in town. Step inside to a grand tiled foyer and be greeted by beautiful hardwood flooring throughout the main level. The expansive kitchen is a chef's dream, featuring a massive center island, granite countertops, updated appliances, and an abundance of lower cabinetry for seamless functionality and clean sightlines. Upstairs you'll find 3 spacious bedrooms, including a private primary suite with a spa-like ensuite featuring a soaker tub. A full laundry room is conveniently located upstairs, along with a bright and inviting sitting room that offers balcony access—a perfect space to relax or unwind with a view. The fully developed basement includes a bedroom with a shared Jack & Jill closet to a bonus room, a spacious 5-piece bathroom, a dedicated games room, and a cozy theatre room—ideal for family entertainment. As a bonus, this home features a 2 bedroom legal suite with private entrance. This home also includes an attached double garage, providing secure parking, extra storage, and direct access into the home for year-round convenience. Packed with smart upgrades, including hot water on demand and a high-end rubber roof, giving you long-term peace of mind with virtually no maintenance



concerns. Homes of this caliber and flexibility donâ€™t come along oftenâ€”especially in such a sought-after, established neighborhood. Book your showing today!

Built in 2004

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2242834    |
| Price          | \$787,911   |
| Bedrooms       | 6           |
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 3,131       |
| Acres          | 0.35        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 4922 College Avenue |
| Subdivision | College Heights     |
| City        | Lacombe             |
| County      | Lacombe             |
| Province    | Alberta             |
| Postal Code | T4L1Z2              |

**Amenities**

|                |                                                                    |
|----------------|--------------------------------------------------------------------|
| Parking Spaces | 2                                                                  |
| Parking        | Double Garage Attached, Off Street, Parking Pad, RV Access/Parking |
| # of Garages   | 2                                                                  |

**Interior**

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance |
| Appliances        | Central Air Conditioner, Dishwasher, Gas Stove, Microwave, Range                                    |

|                 |                                                         |
|-----------------|---------------------------------------------------------|
|                 | Hood, Refrigerator, Tankless Water Heater, Washer/Dryer |
| Heating         | Forced Air                                              |
| Cooling         | Central Air                                             |
| Fireplace       | Yes                                                     |
| # of Fireplaces | 1                                                       |
| Fireplaces      | Gas                                                     |
| Has Basement    | Yes                                                     |
| Basement        | Finished, Full                                          |

## Exterior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                                    |
| Lot Description   | Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Fruit Trees/Shrub(s) |
| Roof              | Rubber                                                                            |
| Construction      | Vinyl Siding, Wood Frame                                                          |
| Foundation        | Poured Concrete                                                                   |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 8               |
| Zoning         | R1              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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