

# \$750,000 - 4706 Johnson Avenue, Lacombe

MLS® #A2227514

## \$750,000

4 Bedroom, 3.00 Bathroom, 1,582 sqft

Residential on 0.33 Acres

College Heights, Lacombe, Alberta

Incredible family home offering oversized lot, triple attached garage, over-sized double detached garage, & RV Parking pad! As you tour this meticulously maintained property, the attention to detail is obvious, and everything is in its place! Beautiful hard wood & Italian tile flooring lead you throughout this efficiently laid out floor plan, beautifully decorated & featuring classic accents, crown moulding, & upgraded light fixtures. The Primary Bedroom comes with a 5 Piece ensuite, and huge walk-in closet. Downstairs offers plenty more living space, with an oversized Recreation Room, plenty of room for storage, and includes 2 more bedrooms, along with a Den that could also be used as a bedroom, and a Cold room. There is in-floor heating in the basement & primary ensuite. Need extra garage space? This property offers 31' x 38' attached garage with sink & in-floor heat, along with an 28' x 28' detached garage wired for 220v, plumbed for in-floor heat, & both garages are very well organized, and come equipped with shelving, tool storage, and there's also a built in vacuum for vehicles. That's not all, the property comes with an RV parking pad that is easily accessible, and has power hookup. Finally, the property is approximately 1/3 of an Acre, fenced, comes with a fire pit, and is very nicely landscaped!

Built in 2003

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2227514    |
| Price          | \$750,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,582       |
| Acres          | 0.33        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 4706 Johnson Avenue |
| Subdivision | College Heights     |
| City        | Lacombe             |
| County      | Lacombe             |
| Province    | Alberta             |
| Postal Code | T4L 2M1             |

### Amenities

|                |  |
|----------------|--|
| Parking Spaces | 8  |
| Parking        | 220 Volt Wiring, Alley Access, Concrete Driveway, Double Garage Attached, Double Garage Detached, Garage Faces Front, Garage Faces Rear, Heated Garage, Insulated, RV Access/Parking |
| # of Garages   | 4  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Crown Molding                   |
| Appliances        | Dishwasher, Refrigerator, Stove(s)                 |
| Heating           | Boiler, Forced Air, Natural Gas                    |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Mantle, Basement, Blower Fan, Recreation Room |
| Has Basement      | Yes  |
| Basement          | Finished, Full                                     |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard                            |
| Lot Description   | Back Lane, Back Yard, Landscaped, Treed |
| Roof              | Asphalt Shingle                         |
| Construction      | Brick, Vinyl Siding                     |
| Foundation        | Poured Concrete                         |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 3rd, 2025 |
| Days on Market | 12             |
| Zoning         | R1             |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Coldwell Banker Ontrack Realty |
|----------------|--------------------------------|

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