

\$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	Alley Access, Concrete Driveway, Double Garage Attached, Double Garage Detached, Garage Faces Front, Heated Garage, Insulated, RV Access/Parking, 220 Volt Wiring, Garage Faces Rear
# 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	Basement, Gas, Mantle, 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	2
Zoning	R1

Listing Details

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

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