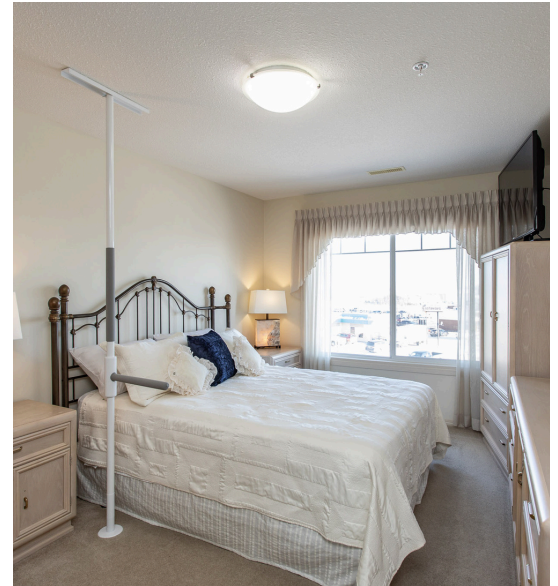


FOR Sale

308-4425 Heritage Way
Lacombe



Scan code for more
info on this home



2 Bedrooms



2 Bathrooms



998 sq.ft.

Enjoy a carefree, lock-and-leave lifestyle in this move-in ready, adult-only 2 Bed, 2 Bath condo in Lacombe. Freshly painted and impeccably clean, this home features an open floor plan, a covered balcony, and a walk-in shower ideal for aging in place. With a titled underground parking stall, secure access, and condo fees covering nearly everything, you can spend more time traveling, with family, or enjoying your hobbies. Set in a welcoming community with walking trails and amenities just steps away, this is downsizing without compromise!



PROPERTY DETAILS

PARKING	1, TITLED
YEAR BUILT	2005
CONDO FEES	\$756
TAXES	\$2,453

PROPERTY FEATURES

- Adult Only Building
- Walkable Location
- Well Maintained
- Great Floor Plan



LOCK & LEAVE LIFESTYLE

Enjoy a low-maintenance, lock-and-leave lifestyle in this adult-only 2 Bed, 2 Bath condo in the heart of Lacombe. Freshly painted and move-in ready, this well-maintained unit features an open floor plan, east-facing covered balcony, and plenty of natural light. The Primary Suite offers a walk-in shower ideal for aging in place, while the second bedroom provides flexibility for guests, an office, or a hobby space.

This secure building offers elevator access, a party room for gatherings, visitor parking, and a titled underground parking stall, so you'll never have to worry about clearing snow off your vehicle. Condo fees cover heat, electricity, water, snow removal, and more, leaving you free to focus on what matters most—whether that's travel, time with family, or pursuing your passions.

Located in the charming and friendly city of Lacombe, this home is just steps from walking trails, shops, dining, and essential services. It's the perfect balance of small-town warmth and everyday convenience, making it an ideal place to downsize without compromise. Plus, cats are welcome, so you don't have to leave your furry friend behind.

If you're looking for a carefree, move-in ready home that offers comfort, convenience, and community, this is the one for you.