

\$399,000 - 14 Garden Road, Lacombe

MLS® #A2208689

\$399,000

3 Bedroom, 3.00 Bathroom, 1,179 sqft
Residential on 0.17 Acres

Fairway Heights Extension, Lacombe, Alberta

Pride of ownership and lots of upgrades in recent years in this lovely bungalow situated on Garden Road! This home is a pleasure to view and from the moment you drive up you will appreciate the care that was invested into this home. This home awaits its new family to start making memories. As you open the back door and up the stairs you will step into a lovely updated kitchen boasting quartz countertops, beautiful cabinetry and backsplash, an abundance of cabinets and countertop space with open concept to the dining area which features patio doors leading into the fully enclosed sunroom overlooking the park like back yard! A spacious living room with large picture window looking out to the street is a great place to sit and relax after a long day. Beautiful hardwood and tile flooring on the main level with carpet in the bedrooms. Three bedrooms on the main floor including the primary bedroom with a 2 piece ensuite, plus 2nd & 3rd bedroom and the four piece bathroom boasting a beautiful tiled shower/tub combo. The main floor of the home has been substantially renovated including kitchen, bathrooms, windows, furnace, driveway, appliances, and roof on the enclosed deck. The basement is fully finished with family room with a dry bar, rock gas fireplace, 4th bedroom, laundry room, 3 piece bathroom plus lots of storage! The backyard is a gardener's paradise including a waterfall in the southwest corner. The attached carport is great for keeping your



vehicle out of the weather's elements and the driveway is longer to accommodate additional vehicles. Garden Road is a great area within walking distance to the Christian Schools, public high school, walking trails and other amenities!

Built in 1970

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2208689 |
| Price | \$399,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,179 |
| Acres | 0.17 |
| Year Built | 1970 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 14 Garden Road |
| Subdivision | Fairway Heights Extension |
| City | Lacombe |
| County | Lacombe |
| Province | Alberta |
| Postal Code | T4L 1R7 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 3 |
| Parking | Off Street, Parking Pad, Attached Carport |

Interior

| | |
|-------------------|--|
| Interior Features | Quartz Counters, Vinyl Windows |
| Appliances | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window |

| | |
|-----------------|------------------|
| | Coverings |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Family Room, Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Yard |
| Lot Description | Back Yard, Interior Lot, Landscaped, Lawn, Rectangular Lot, Street Lighting |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

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|----------------|-----------------|
| Date Listed | April 8th, 2025 |
| Days on Market | 14 |
| Zoning | R1 |

Listing Details

| | |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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