

# **\$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

Date Listed	April 8th, 2025
Days on Market	15
Zoning	R1

## Listing Details

Listing Office	RE/MAX real estate central alberta
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