

\$365,000 - 23 Garden Road, Lacombe

MLS® #A1152176

\$365,000

5 Bedroom, 3.00 Bathroom, 1,262 sqft
Residential on 0 Acres

Fairway Heights, Lacombe, Alberta

This fully developed home is family friendly with room to grow! Bright and very spacious! A large sized lot is situated right next to a green space! A Popular Bungalow style home offers a spacious and functional floor plan with 5 bedrooms and 3 bathrooms (so hard to find these days) and has a nice curb appeal with mature trees. A Spacious entrance welcomes you and your guests, no pushing around at the entry! For the family there is a closet and main floor laundry right of the garage doors. This home will surprise you with its size as soon as you walk in. The main floor feels spacious and finished with a happy color palette and bright because of large windows offering plenty of natural light. The functional kitchen boasts updated cabinetry and fantastic size counter space-perfect for the cook! The wall between kitchen and dinette was removed by the present owner to make the open floor plan. Corner sink with a window, 2 pantry closets and is nicely open to the dinette and living room. A Newer stainless steel appliance set will please the new owner. It comes with doors to a sunny deck. Seek the sun and have company in this super private space. That steak will taste much better in your new place! Relax in the master bedroom that includes a good sized closets and side door to a 3 piece ensuite. There are two more bedrooms and a 4 pc bathroom on this floor to complete this space. Basement development includes a large, bright and cozy family room that features a large walk in storage for those



extras. There are 2 more bedrooms and a generously sized 3 pc bathroom. One of the bedrooms is supersized - could be turned into a games room as well. Spacious utility room with extra shelving and plenty of storage under the stairs. There are large windows in the basement that bring plenty of natural light and save on those utility bills! The deck overlooks a massive green space which children can use for playing or for setting up that bouncy castle - your kids' bdays will never be the same! Back yard is landscaped and fully fenced. A Great room for those so popular now gardens. Fabulous, attached, double garage that will fit more than just two vehicles comes with this package! Extra sized driveway will fit a large vehicle. This is a unique opportunity to own a home, that you will be proud to entertain in the convenient location with quick access to shopping, golf course and right next to walking trails, park. Short distance to the pond - perfect walking place and ice rink in the winter. Property shows like new as all was mostly renovated inside and is priced lower than competition in hope for a fair offer. Don't wait or you may lose one of the best deals in town! I guide / virtual tour will be attached for the tour inside! Seller has just re painted the house light grey so photos are not updated.

Built in 1997

Essential Information

MLS® #	A1152176
Price	\$365,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,262
Acres	0.00
Year Built	1997
Type	Residential

Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	23 Garden Road
Subdivision	Fairway Heights
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 1R7

Amenities

Parking Spaces	2
Parking	Concrete Driveway, Double Garage Attached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, Open Floorplan, See Remarks, Storage, Sump Pump(s), Walk-In Closet(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Other, Private Yard
Lot Description	Landscaped, Level, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Concrete, Other, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 8th, 2021
Days on Market	52
Zoning	R1

Listing Details

Listing Office Courtesy Of RE/MAX real estate central alberta - Blackfalds

MLS listings provided by Pillar 9™. Information Deemed Reliable But Not Guaranteed. The information provided by this website is for the personal, non-commercial use of consumers and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.