



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**7 Garden Road
Lacombe, Alberta**

MLS # A2244300



\$389,500

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Fairway Heights | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,088 sq.ft. | Age: | 1976 (49 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Double Garage Detached, Off Street, Parking Pad | | |
| Lot Size: | 0.20 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Fruit Trees/Shrub(s), Private, Rectangular Lot, Street | | |

| | | | |
|--------------------|-----------------------------|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Laminate, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: Nil

Charming home in a Charming neighborhood! This cute, well maintained bungalow is sure to impress. It is located on a quiet street with well cared for properties. The home has 3 bedrooms on the main along with a 4 pce bathe and a good sizes living room, kitchen and dining area. In the basement you will find a large rec/games room, an additional bedroom, a den/office/storage & a separate laundry. Outside you fall in love with the large 20x30, heated double garage and the long driveway and concrete pad, making lots of room for parking vehicles or an RV. The yard boasts lots of mature trees to provide shade and privacy. In the back yard you will find fruit bearing trees for your pleasure - apple trees, crabapple trees, saskatoon bushes and a Nan King Cherry shrub. Garden Road is located close to two playgrounds/parks, bike & walking trails, schools and arena & pool and all the amenities Lacombe has to offer. Move in ready and quick possession is available!