



GRASSROOTS
REALTY GROUP

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**8 Garden Road
Lacombe, Alberta**

MLS # A2251960



\$377,500

Division:	Fairway Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,923 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.25 Acre		
Lot Feat:	Back Yard, Garden		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier		

Inclusions: Shed

Looking for a great place to call home? This spacious property offers over 1,900 sq. ft. above grade providing plenty of room for everyone. The oversized yard includes a garden, shed, and RV parking, making it ideal for outdoor living. The welcoming entryway opens to a bright living room and dining area. The kitchen overlooks the backyard and flows into the breakfast nook and family room, complete with a wood-burning fireplace insert. Patio doors lead to a deck where you can enjoy the park-like backyard. Conveniently located off the garage, the back entryway includes main-floor laundry and a two-piece bathroom. Upstairs, the primary bedroom features a full ensuite and walk-in closet. Two additional bedrooms and another full bathroom complete the upper level. The basement is mostly undeveloped but includes a fourth bedroom and a cold room for storage. The extra-wide driveway provides ample space for RV parking. With its generous lot size and outdoor features, this property is sure to be enjoyed by the whole family.