



**68 Garden Road
Lacombe, Alberta**

MLS # A2301065



\$499,900

Division:	Fairway Heights Extension		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,209 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, Lawn, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Wet Bar		

Inclusions: security system (no contract), blinds, pergola frame, phantom screen, dart board, tv brackets (5), electric fireplace, brown credenza in family room, bar refrigerator,

Welcome to this beautifully maintained bi-level home, perfectly situated on a desirable corner lot in Lacombe. From the moment you step inside, you'll appreciate the thoughtful design, stylish décor, and functional layout that make this home truly stand out. The main level features an inviting open-concept design highlighted by rich walnut hardwood flooring, vaulted ceilings, and an abundance of natural light. The kitchen is both stylish and practical, offering granite countertops, ample cabinetry, generous prep space, and a convenient walk-in pantry for added storage. The adjoining living and dining areas create the perfect space for everyday living and entertaining. This level also includes two spacious bedrooms, including a primary suite designed to accommodate a king-sized bed, complete with a walk-in closet and a private 4-piece ensuite. An additional 4-piece bathroom completes the main floor. The fully finished basement offers exceptional additional living space, featuring two more bedrooms, a 3-piece bathroom, and a fantastic family/games room with a wet bar—ideal for entertaining or relaxing. Large bi-level windows allow for plenty of natural light, creating a bright and welcoming lower level. A laundry room with sink, utility room, and under-stair storage add to the home's practicality. Step outside to enjoy the west-facing backyard, perfect for soaking up the afternoon and evening sun. The yard is fully fenced with back alley access, ample street parking, and is conveniently located near soccer fields and a neighborhood playground. Garden enthusiasts will appreciate the charming "English garden" filled with established perennials, creating a peaceful outdoor retreat. A wonderful opportunity to own a move-in-ready home in a sought-after neighborhood—this one checks all the boxes!