

67 Garden Road  
Lacombe, Alberta

MLS # A2281502



\$299,900

Division:	Woodlands		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	647 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, No Smoking Home		

Inclusions: window coverings,

Homeownership starts on Garden Road. This sweet gem is a great place to call home, set in one of Lacombe's most loved neighbourhoods. The curb appeal is immediate, with mature trees out front and a community pathway along the south side &mdash; a quiet, walkable setting that feels established and welcoming. Inside, the bi-level duplex offers an open main floor with a surprisingly roomy feel. The living space flows easily into the kitchen and dining area, with plenty of room for a full kitchen table. The U-shaped kitchen is well laid out, with generous cupboard and counter space, and the sink looks out over the backyard &mdash; always a bonus. The extra-long counter could easily double as casual seating with a few stools. Just off the back door, you'll find a handy utility and coat closet, along with access to the sunny, east-facing deck. Tucked beside the kitchen is a convenient storage room and main floor laundry, plus a two-piece bathroom that makes everyday life that much easier. Downstairs, the basement is home to three bedrooms and a full four-piece bathroom. Large windows keep the space bright, while cozy carpet makes it comfortable year-round &mdash; warm in the winter, cool in the summer. There's also additional storage neatly tucked under the stairs. Outside, the yard is mature and fully fenced, with trees in the front and a garden shed in the back &mdash; perfect for storage or weekend projects. Recent updates include a new furnace and hot water tank in 2024. A solid starting point, room to grow, and a location that's hard to beat in a coveted Lacombe neighbourhood. Welcome home.