

**57 Garden Road  
Lacombe, Alberta****MLS # A2284750****\$354,900**

<b>Division:</b>	Willow Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	854 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Irregular Lot, Lawn		

<b>Heating:</b>	Mid Efficiency, Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Laminate Counters, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** N/A

Welcome to 57 Garden Road, a clean, well-kept bi-level located in Lacombe's Willow Ridge. This fully developed home offers strong value in a quiet, family-friendly neighbourhood. The main floor is bright and open, with vaulted ceilings and large windows that fill the space with natural light. The layout includes a dedicated dining area framed by bay-style windows and a well-planned kitchen with ample cabinetry and a raised eating bar. Two bedrooms and a full four-piece bathroom complete the upper level. The finished basement features a large family room, an oversized third bedroom, a second full bathroom, a separate laundry area, and additional storage. The layout also allows for the easy addition of a fourth bedroom, if needed. Outside, the yard is fully fenced and landscaped, with a two-tiered deck and a rear parking pad. Swing gates are already in place, providing convenient access for RV parking or future garage development. This is a well-maintained home with a practical layout and long-term potential.