

**57 Garden Road
Lacombe, Alberta**
MLS # A2284750

\$354,900



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

Heating:	Mid Efficiency, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	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.