

# \$389,500 - 7 Garden Road, Lacombe

MLS® #A2244300

**\$389,500**

4 Bedroom, 2.00 Bathroom, 1,088 sqft

Residential on 0.20 Acres

Fairway Heights, Lacombe, Alberta

Charming home in a Charming neighborhood! This cute, well maintained bungalow is sure to impress. It is located on a quiet street with well cared for properties. The home has 3 bedrooms on the main along with a 4 pce bathe and a good sizes living room, kitchen and dining area. In the basement you will find a large rec/games room, an additional bedroom, a den/office/storage & a separate laundry. Outside you fall in love with the large 20x30, heated double garage and the long driveway and concrete pad, making lots of room for parking vehicles or an RV. The yard boasts lots of mature trees to provide shade and privacy. In the back yard you will find fruit bearing trees for your pleasure - apple trees, crabapple trees, saskatoon bushes and a Nan King Cherry shrub. Garden Road is located close to two playgrounds/parks, bike & walking trails, schools and arena & pool and all the amenities Lacombe has to offer. Move in ready and quick possession is available!

Built in 1976

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2244300  |
| Price          | \$389,500 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,088     |



|            |             |
|------------|-------------|
| Acres      | 0.20        |
| Year Built | 1976        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 7 Garden Road   |
| Subdivision | Fairway Heights |
| City        | Lacombe         |
| County      | Lacombe         |
| Province    | Alberta         |
| Postal Code | T4L 1R5         |

### Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Parking Spaces | 6                                               |
| Parking        | Double Garage Detached, Off Street, Parking Pad |
| # of Garages   | 2                                               |

### Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                   |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                       |
| Cooling           | None                                                                          |
| Has Basement      | Yes                                                                           |
| Basement          | Finished, Full                                                                |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                           |
| Lot Description   | Back Yard, Front Yard, Fruit Trees/Shrub(s), Private, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                        |
| Construction      | Vinyl Siding, Wood Frame                                                               |
| Foundation        | Poured Concrete                                                                        |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 30th, 2025 |
|-------------|-----------------|

|                |    |
|----------------|----|
| Days on Market | 3  |
| Zoning         | R1 |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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