

# \$377,500 - 8 Garden Road, Lacombe

MLS® #A2251960

**\$377,500**

4 Bedroom, 3.00 Bathroom, 1,923 sqft

Residential on 2.70 Acres

Fairway Heights, Lacombe, Alberta

Looking for a great place to call home? This spacious property offers over 1,900 sq. ft. above grade providing plenty of room for everyone. The oversized yard includes a garden, shed, and RV parking, making it ideal for outdoor living.

The welcoming entryway opens to a bright living room and dining area. The kitchen overlooks the backyard and flows into the breakfast nook and family room, complete with a wood-burning fireplace insert. Patio doors lead to a deck where you can enjoy the park-like backyard.

Conveniently located off the garage, the back entryway includes main-floor laundry and a two-piece bathroom. Upstairs, the primary bedroom features a full ensuite and walk-in closet. Two additional bedrooms and another full bathroom complete the upper level.

The basement is mostly undeveloped but includes a fourth bedroom and a cold room for storage. The extra-wide driveway provides ample space for RV parking. With its generous lot size and outdoor features, this property is sure to be enjoyed by the whole family.

Built in 1976

## Essential Information

MLS® #

A2251960



Price	\$377,500
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,923
Acres	2.70
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	8 Garden Road
Subdivision	Fairway Heights
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 1R5

### Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Chandelier
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Garden
-------------------	--------

Lot Description	Back Yard, Garden
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 27th, 2025
Zoning	R1

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.