



GRASSROOTS
REALTY GROUP

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70 Garden Road
Lacombe, Alberta

MLS # A2328154



\$409,900

Division:	Willow Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,088 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	2
Garage:	None		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan		

Inclusions: window coverings, shed x 2, a/c unit

Located in one of the area's favourite family neighbourhoods, this welcoming bilevel at 70 Garden Road offers the space, layout, and location to grow into. Step inside to a spacious entryway with a large closet before moving into the bright, open-concept main living area featuring vaulted ceilings, expansive west- and south-facing windows, and plenty of room for gathering with family and friends. The kitchen is thoughtfully designed with a corner pantry, centre island, and a nearby coffee bar. The main floor offers two bedrooms, including a comfortable primary suite with a walk-in closet, plus a 4-piece bathroom with a convenient linen closet. Downstairs, you'll find a huge family room centred around a cozy corner gas fireplace with a striking feature wall, two additional bedrooms, another 4-piece bathroom, and a spacious mechanical/laundry room with excellent storage. Outside, the large corner lot provides plenty of room to enjoy, complete with a west-facing deck and two storage sheds. Located just steps from soccer fields and within walking distance to schools and scenic trails, this is a neighbourhood families love to call home. Recent updates include a furnace cleaning and service (2026), newer washer, dryer, fridge, and dishwasher, along with updated lighting, fixtures, and fresh paint throughout. A move-in ready home in an exceptional location.