

\$438,500 - 9 Carnation Road, Lacombe

MLS® #A2081966

\$438,500

4 Bedroom, 3.00 Bathroom, 1,736 sqft

Residential on 0.16 Acres

Nursery Grove, Lacombe, Alberta

A ONE OWNER home like this, in this area doesn't come on the market often, so don't miss this one!! This great "4 1/2" level split is set up perfect for the young family to grow and enjoy. The location couldn't get any better with the proximity to schools, playgrounds, and the Gary Moe Sports Plex just a short walk away. This home is well cared for and has never had pets and is a non-smoker home. The main floor is an open floor plan with the kitchen /dining area opening up to the living room looking out onto the street. The kitchen is set up great with lots of counter space, cabinets, all the standard appliances and a pantry. The dining area has a french door opening onto the backyard with a great deck to enjoy meals cooked on the gas BBQ. The deck walks out into the fully fenced back yard with a stone patio area where you can enjoy the fire pit. There is a nice shed to store all the tools and toys to keep the back yard looking great and enjoy the space with the family. Going back into the house heading upstairs the 3 bedroom layout is great for the young family to have the young ones right there and they have their own bathroom. The primary bedroom has a large walk in closet with built in wooden organizer's. The primary bedroom also is set up with a nice 3 piece bathroom. Heading down to the lower level the garage entrance leads by a 2 piece bathroom attached to the laundry room. The family room just off the garage entry also has a man door that walks out into the back yard and could be a great



spot for a hot tub. Just off the lower level mudroom you can go downstairs a great size rec room with a 4 piece bathroom and another bedroom for the older one of the family. The utility room is set up great and includes in-floor heat to keep basement level really comfortable in the winter. The garage is also on full functioning in-floor heat. The home is also equipped with a built-in vacuum to make the cleaning a breeze. Once you come and take a look, you can imagine the family growing up and enjoying this house for years to come!

Built in 1997

Essential Information

MLS® #	A2081966
Price	\$438,500
Sold Price	\$428,500
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,736
Acres	0.16
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	5 Level Split
Status	Sold

Community Information

Address	9 Carnation Road
Subdivision	Nursery Grove
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 1S2

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Barbecue, Gas Grill
Lot Description	Back Yard, City Lot, Few Trees, Front Yard, Lawn, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2023
Date Sold	December 30th, 2023
Days on Market	101
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Lifestyles Realty
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