

# \$449,900 - 3 Carnation Road, Lacombe

MLS® #A2218423

**\$449,900**

5 Bedroom, 3.00 Bathroom, 1,301 sqft

Residential on 0.13 Acres

Nursery Grove, Lacombe, Alberta

Welcome to Nursery Grove, a hidden gem in Lacombe! It's a quiet neighbourhood within easy walking distance to Cranna Lake and schools. The spacious, well thought out floor plan has living & entertaining space with a BEAUTIFUL backyard. The entrance features a convenient front door coat closet adjacent to the interior garage door. The open concept living and dining room is tiered yet bright and welcoming with a huge south facing window. With vaulted ceilings and rich oak hardwood & laminate, the space is both simple and elegant. The large, well thought out kitchen boasts ample storage & GRANITE countertops, NEWER STAINLESS STEEL APPLIANCES, a full pantry and a granite island with pot drawers & power. The bay window offers a view into the open backyard with room for a large table. There are 3 good sized bedrooms upstairs & a 4 piece bath with a large linen closet. The primary bedroom offers a walk-in closet and good sized 3 piece bath. There are 2 additional bedrooms and convenient main floor laundry! The basement was fully developed in 2022, POLY B plumbing changed to PEX and new flooring added. Two bedrooms (one with a walk in closet) were added with EGRESS WINDOWS. There is a little nook with counter and cupboard space and room for a mini fridge, a 3 piece bathroom and a massive storage room. The mechanical room also has additional shelving. The backyard is PRETTY & PRIVATE. The attached covered deck offers



shade from the sun and rain and plenty of room for a table and chairs. The EXTENDED tiered deck is stunning and offers plenty of living space to relax and enjoy the west facing sun. There is a HUGE GARDEN and a well maintained yard with some mature trees. A low maintenance vinyl fence was added in 2023 and offers privacy. The 22x22 HEATED (added in 2023) garage has additional shelving and plenty of room for 2 full sized vehicles and shelving for extra storage. This home has seen a number of updates since 2022 including pex plumbing, a gas heater in the garage, a new garage door, vinyl fencing, some stainless steel appliances, egress windows with LARGE COVERED window wells, granite countertops in kitchen and main bath, paint, some flooring, decks and A/C. Tucked beside a quiet close, steps to Cranna Lake & schools, this home checks all the boxes. Move in and enjoy!

Built in 1991

**Essential Information**

MLS® #	A2218423
Price	\$449,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,301
Acres	0.13
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	3 Carnation Road
Subdivision	Nursery Grove

City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 1S2

### Amenities

Parking Spaces	2
Parking	Concrete Driveway, Double Garage Attached
# of Garages	2

### Interior

Interior Features	No Smoking Home, Vaulted Ceiling(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 8th, 2025
Days on Market	7
Zoning	R1

### Listing Details

Listing Office	Royal LePage Network Realty Corp.
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