

# \$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	5
Zoning	R1

### **Listing Details**

Listing Office	Royal LePage Network Realty Corp.
----------------	-----------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.