

# **\$599,900 - 10 Mackenzie Avenue, Lacombe**

MLS® #A2197112

**\$599,900**

3 Bedroom, 3.00 Bathroom, 1,551 sqft

Residential on 0.14 Acres

MacKenzie Ranch, Lacombe, Alberta

Move in ready and quick possession available on this MacKenzie Ranch gem! This lovely home is loaded with upgrades, fully finished and backs on to the storm pond which means you won't have neighbors directly out your back door! MacKenzie Ranch is a country like subdivision with City limits - lots of open greenspace and countryside surrounds this subdivision and you will enjoy the close proximity to connect to Highways 12 and 2A! From the moment you pull into the driveway and step into the front entry - pride of ownership and quality craftsmanship is evident! Step inside to a spacious beautiful tiled entry with stairs leading up to the main level of the home which features large kitchen island, an abundance of cabinetry with undercabinet lighting, jade stone quartz countertops, corner pantry, a second pantry with double barn doors, chauffered ceiling in the living room along with gorgeous tiled gas burning fireplace! Two bedrooms plus a four piece bathroom complete this level. Up to the primary bedroom with a walk in closet and a 5 piece ensuite - jade quartz countertops, rain shower, soaker tub and double sinks. The basement is fully finished professionally with wet bar, family room, 4th bedroom, in-floor heat is operational, 9' ceilings, and large windows allowing natural light to shine in! Air conditioning for those hot summer days, fenced yard plus garage is heated! Make your move today and start enjoying life in Mackenzie Ranch!



Built in 2018

## Essential Information

MLS® #	A2197112
Price	\$599,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,551
Acres	0.14
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

## Community Information

Address	10 Mackenzie Avenue
Subdivision	MacKenzie Ranch
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 0A6

## Amenities

Parking Spaces	4
Parking	Double Garage Attached, Off Street
# of Garages	2

## Interior

Interior Features	Closet Organizers, Double Vanity, Vinyl Windows, Kitchen Island, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None, Awning(s)
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 1st, 2025
Days on Market	106
Zoning	R1

## Listing Details

Listing Office	RE/MAX real estate central alberta
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