

# **\$309,900 - 100 Mackenzie Ranch Way, Lacombe**

MLS® #A2216027

**\$309,900**

3 Bedroom, 2.00 Bathroom, 732 sqft

Residential on 0.08 Acres

Mackenzie Ranch Estates, Lacombe, Alberta

Situated on a corner lot, this sweet home has great curb appeal.

Bi level style, the front entrance leads you up or down with some greeting room!. There is a handy coat closet at the top of the stairs.

There is a large south facing bedroom at the top of the stairs and an adjacent full 4 piece bath. The open concept, pretty kitchen has beautiful modern cabinetry, bright countertops and stainless steel appliances. With plenty of prep and storage space, the long counter also offers room for several stools/ additional seating. There is space for a nice sized kitchen table, and access to the back deck. With plenty of windows to keep it bright, the large living room also faces the sunny deck.

The basement features 2 additional bedrooms. The front bedroom (currently being used as a home gym) offers plenty of sunlight and a good sized closet. The largest bedroom at the rear of the home is HUGE and offers TWO walk-in closets. There is another full 4 piece bath and a laundry closet tucked in the hallway.

The back deck has both north & west exposure offering shade AND sun! The larger corner landscaped lot is fully fenced with maintenance free vinyl fencing. There is also off street parking. With neutral paint, laminate flooring, carpet and lino, this home feels like new! This home has been well maintained, and is bright, modern and fresh. Home ownership starts HERE!



Built in 2018

### **Essential Information**

MLS® #	A2216027
Price	\$309,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	732
Acres	0.08
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	Bi-Level
Status	Active

### **Community Information**

Address	100 Mackenzie Ranch Way
Subdivision	Mackenzie Ranch Estates
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L0B4

### **Amenities**

Parking Spaces	2
Parking	Off Street

### **Interior**

Interior Features	Closet Organizers
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Corner Lot

Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 30th, 2025
Days on Market	8
Zoning	R4

### **Listing Details**

Listing Office	Royal LePage Network Realty Corp.
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