

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

MLS® #A2197112

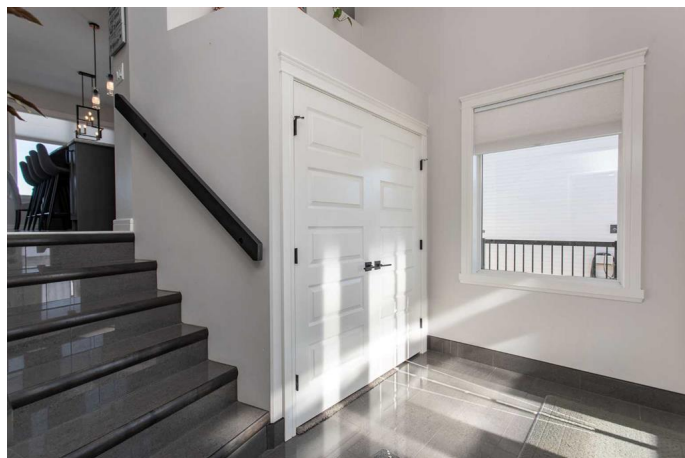
**\$599,900**

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, Kitchen Island, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, 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 | Awning(s), None              |
| 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 | 50              |
| Zoning         | R1              |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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