

\$464,900 - 61 Mackenzie Avenue, Lacombe

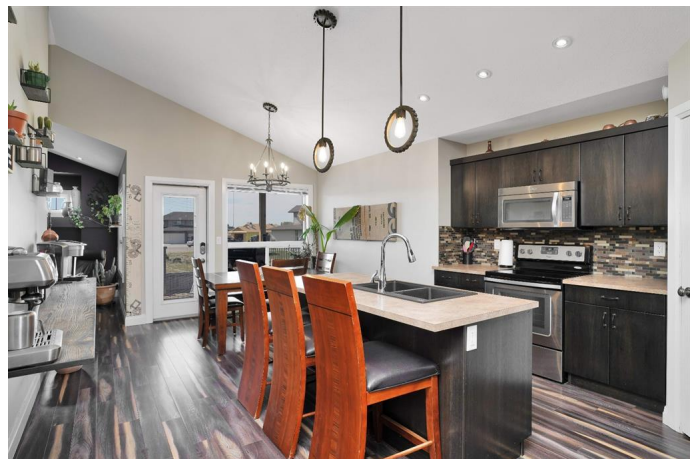
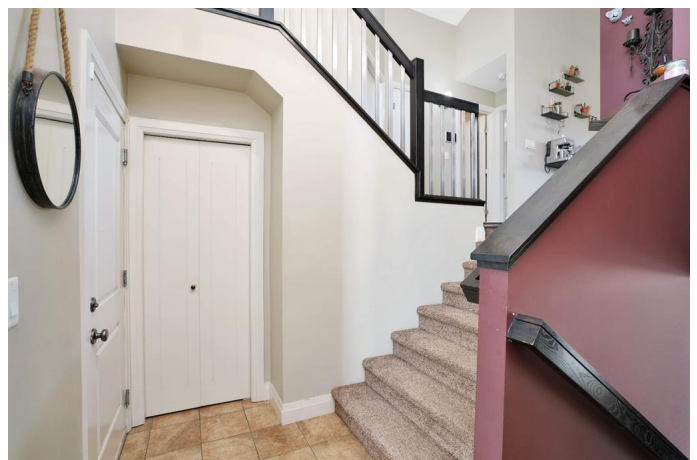
MLS® #A2080978

\$464,900

5 Bedroom, 3.00 Bathroom, 1,298 sqft
Residential on 0.12 Acres

MacKenzie Ranch, Lacombe, Alberta

SO MUCH TO LOVE IN MACKENZIE RANCH! This beautiful bilevel has a great layout for your family! A huge vaulted entry leads you into this pretty home. The unique main floor layout gives you a bright open entertaining & gathering space with the bedrooms tucked down the hallway. The VAULTED kitchen is well laid out with a CUSTOM COFFEE BAR, stainless steel appliances, a large corner pantry, a huge centre island with seating space, south facing windows AND a good sized nook for your table; family time begins HERE. Â There is a COVERED deck directly off the kitchen with stairs to the sunny backyard. Â The pretty living room has lovely transom windows, Â custom built shelves and a cozy gas fireplace. You will spend some cozy nights here. Â There are two bedrooms (one currently being used as an office with a custom raw edge built-in desk) and a 4 piece bath. The master suite is quiet and private; a few steps from the main and over the garage. This oasis includes a spacious bedroom, walk in closet and 4 piece bath. The basement is fully finished; Bright and open with huge windows. The spacious family room anchors the space with ample space and plush carpet. There are 2 more good sized bedrooms, another 4 piece bath and a laundry/ mechanical room. This home is finished in warm neutrals (with the odd pop of colour), rustic laminate & lino and cozy carpet. The yard faces south and features a gated section for kids or pups, a



firepit (perfect for get togethers and roasting marshmallows!), room for your RV and Hot Tub area. Fun AND functional. Situated in a great neighbourhood, this home has so much to offer!

Built in 2015

Essential Information

MLS® #	A2080978
Price	\$464,900
Sold Price	\$455,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,298
Acres	0.12
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	61 Mackenzie Avenue
Subdivision	MacKenzie Ranch
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 0A6

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Garbage Collection, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Closet Organizers, Kitchen Island
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Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Back Yard, Lawn, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 16th, 2023
Date Sold	November 10th, 2023
Days on Market	55
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Network Realty Corp.
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