

\$534,900 - 6 Mackenzie Avenue, Lacombe

MLS® #A2164393

\$534,900

3 Bedroom, 3.00 Bathroom, 1,476 sqft

Residential on 0.15 Acres

Mackenzie Ranch Estates, Lacombe, Alberta

BUYERS BEWARE, This one is beautiful, a NEW FLOORPLAN that will get your attention. Exterior features a very attractive CONTEMPORARY LOOK! The interior is bright and beautiful with lots of window's over looking a POND and walking trails! NO back alley access, but enormous privacy instead. The main floor features an OPEN CONEPT, 2 bedrooms, a four piece bathroom, a living room, dining and kitchen. Wolowski builders goes above and beyond when featuring the kitchen. A corner pantry with censored lighting, large QUARTZ ISLAND, soft close doors and drawers, water line to the fridge, all STAINLESS STEELE APPLIANCES, Undermount granite sink and black harware..The very spacious Master bedroom is located up over the garage and features a large walkin closet and a 4 piece ensuite, with QUARTZ. The deck is 10x18 a very generous size for the entire family to entertain friends while barbequing, (gas hook ups) for your BBQ. The front entrance is spacious and features LUXURY VINYL plank throughout. Shingles are 35 year asphalt, foundation is (ICF) insulated concrete form. The basement has been mostly wired, and features a finished four piece bathroom. The utility room is here you will find the laundry, and rough in floor heat. Plan calls fo 2 more bedrooms and family room, large windows over looking the pond! A PROGRESSIVE 10 YEAR NEW HOME WARRANTY and a 1 year builder warranty. Paved walking trails out your back



door. We have added sod in the front and a tree. Double attached garage has rough in for heat, has a floor drain and 22x24 with soft close modern overhead doors! Move in ready.

Built in 2024

Essential Information

MLS® #	A2164393
Price	\$534,900
Sold Price	\$576,800
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,476
Acres	0.15
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Sold

Community Information

Address	6 Mackenzie Avenue
Subdivision	Mackenzie Ranch Estates
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 0A6

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
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Appliances	Dishwasher, Microwave Hood Fan
Heating	Electric, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, See Remarks
Has Basement	Yes
Basement	Full, Partially Finished, Unfinished

Exterior

Exterior Features	None, Private Yard
Lot Description	Back Lane, Back Yard, Level, Street Lighting, Private
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame, ICFs (Insulated Concrete Forms)
Foundation	Poured Concrete, ICF Block

Additional Information

Date Listed	September 14th, 2024
Date Sold	September 26th, 2024
Days on Market	12
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX real estate central alberta
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