# \$549,900 - 18 Mackenzie Avenue, Lacombe

MLS® #A2166078

## \$549,900

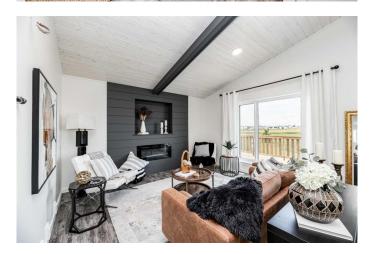
3 Bedroom, 3.00 Bathroom, 1,476 sqft Residential on 0.14 Acres

Mackenzie Ranch Estates, Lacombe, Alberta

INCREDIBLY STUNNING and 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 PAVED walking trails! NO back alley access, but enormous privacy instead. The main floor features an OPEN CONEPT. with VAULTED CEILING. 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 hardware..The very spacious Master bedroom is located up over the garage and features a large walkin closet and a 4 piece ensuite, with QUARTZ countertop. 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 for 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, floor drain, and 2 silent close overhead doors. (26x25) December 1 possession, builder welcomes opportunity to complete your basement

#### Built in 2024

#### **Essential Information**

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Price \$549,900

Sold Price \$615,000

Bedrooms 3
Bathrooms 3.00
Full Baths 3

Square Footage 1,476 Acres 0.14 Year Built 2024

Type Residential Sub-Type Detached

Style Modified Bi-Level

Status Sold

# **Community Information**

Address 18 Mackenzie Avenue

Subdivision Mackenzie Ranch Estates

City Lacombe
County Lacombe
Province Alberta
Postal Code T4L 0A6

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached, Garage Door Opener, Driveway, Garage

Faces Front, See Remarks, Side By Side

#### Interior

Interior Features Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, No

Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s), No Animal Home, Recessed Lighting,

Vaulted Ceiling(s)

Appliances Dishwasher, Microwave Hood Fan

Heating Fireplace(s), Forced Air, Natural Gas, Electric

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Living Room, Electric, See Remarks

Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Features None

Lot Description Back Yard, Level, Street Lighting, Back Lane

Roof Asphalt Shingle

Construction Concrete, Wood Frame, ICFs (Insulated Concrete Forms)

Foundation ICF Block

#### **Additional Information**

Date Listed September 18th, 2024

Date Sold November 1st, 2024

Days on Market 44
Zoning R1
HOA Fees 0.00

### **Listing Details**

Listing Office RE/MAX real estate central alberta

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