

# \$329,000 - 10 Ranchers Close, Lacombe

MLS® #A2175617

**\$329,000**

3 Bedroom, 2.00 Bathroom, 952 sqft  
Residential on 0.08 Acres

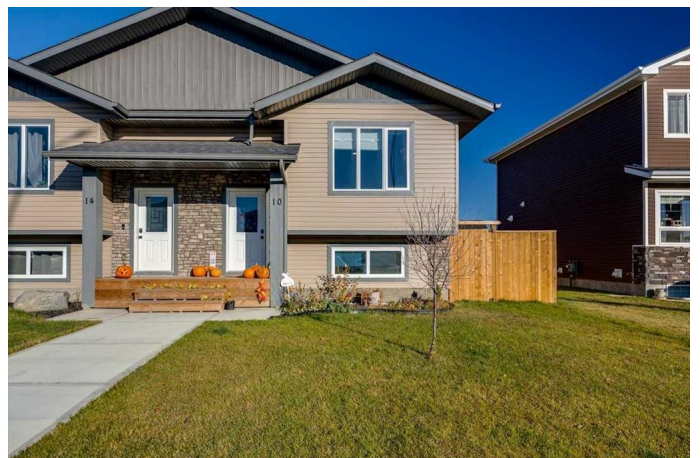
Mackenzie Ranch, Lacombe, Alberta

BRIGHT, MODERN, FULLY FINISHED AND NO CONDO FEES!! Now offering this semi-detached three bedroom, two bathroom home in Mackenzie Ranch. You'll love the layout and space that this nearly new home allows. With low maintenance, easy clean flooring and large windows throughout, you'll love the modern vibe. The main floor has a spacious living room, and large galley style kitchen leading to the dining space. The kitchen has a modern tile backsplash, extensive cabinet and counter space, upgraded stainless steel appliances, gas stove, and french door fridge. The dining area has room for a large table and has a sliding door out to the back deck and yard. There are two bedrooms on the main floor and full bathroom. The lower level has a very spacious bedroom, another full bathroom and a large family room, measuring in at 16'7 x 14'11. Central Air Conditioning has been added for ultimate comfort on warm days. The yard is fully fenced and landscaped and the deck was extended to the width of the home for extra space. There's off street parking at the rear for three vehicles. Remainder of New Home Warranty is included.

Built in 2023

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2175617  |
| Price  | \$329,000 |



|                |                        |
|----------------|------------------------|
| Sold Price     | \$325,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 952                    |
| Acres          | 0.08                   |
| Year Built     | 2023                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Bi-Level, Side by Side |
| Status         | Sold                   |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 10 Ranchers Close |
| Subdivision | MacKenzie Ranch   |
| City        | Lacombe           |
| County      | Lacombe           |
| Province    | Alberta           |
| Postal Code | T4L 0H9           |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 3          |
| Parking        | Off Street |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, Laminate Counters, No Smoking Home, Vinyl Windows |
| Appliances        | Central Air Conditioner, Gas Stove, Range Hood, Refrigerator, Water Softener         |
| Heating           | Forced Air                                                                           |
| Cooling           | Central Air                                                                          |
| Has Basement      | Yes                                                                                  |
| Basement          | Finished, Full                                                                       |

### Exterior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Exterior Features | None                                                                                                  |
| Lot Description   | Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Landscaped, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                                       |

|              |                          |
|--------------|--------------------------|
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 26th, 2024 |
| Date Sold      | November 6th, 2024 |
| Days on Market | 11                 |
| Zoning         | R2                 |
| HOA Fees       | 0.00               |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Royal LePage Lifestyles Realty |
|----------------|--------------------------------|

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