



**4403 45th Street
Lacombe, Alberta**

MLS # A2289505



\$619,900

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|------------------|---|---------------|-------------------|
| Division: | MacKenzie Ranch | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,495 sq.ft. | Age: | 2006 (20 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Double Garage Attached, Double Garage Detached, Heated Garage | | |
| Lot Size: | 0.27 Acre | | |
| Lot Feat: | Back Lane, Back Yard | | |

| | | | |
|--------------------|-----------------------------------|-------------------|----|
| Heating: | In Floor, Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: N/A

WHAT A BEAUTY! RENOVATED AND READY FOR YOUR FAMILY WITH A MASSIVE YARD AND EXTRA DETACHED GARGE & RV PARKING. If you or your family needs room to spread out, this one checks all the boxes. This 5-bedroom, 3-bathroom home offers exceptional value inside and out with the main floor featuring a bright open-concept layout designed for modern living. The fully upgraded kitchen includes plenty of cabinetry, new granite counter tops, new appliances, a corner pantry and a large island with breakfast bar seating. The spacious dining area is perfect for hosting, with room for a full-size table to gather family and friends. The generous primary bedroom offers a private retreat, complete with a 4-piece ensuite featuring a soaker tub, new ledgestone feature wall and separate shower. Downstairs, the fully finished basement with in-floor heat provides incredible additional living space with two large family rooms — ideal for a home theatre, rec room, games area, or gym — plus two additional bedrooms. Step outside to enjoy the two-tiered deck, with the upper level screened in for added comfort. AC? Absolutley! The nearly 1/3-acre fully fenced yard includes RV parking with 30 Amp RV PLUG and an extra 30 x 24 Double Garage that is finished with epoxy flooring, electric heat and a high ceiling height for extra storage. This is the perfect home for a growing family looking for space, flexibility, and outdoor freedom.