



**65 Mackenzie Avenue
Lacombe, Alberta**

MLS # A2302752



\$439,900

Division:	MacKenzie Ranch		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,162 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	In Floor Roughed-In, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, High Ceilings, Kitchen Island, No Smoking Home, Quartz Countertops, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: N/A

Lacombe is one of those towns people move to and don't want to leave. It's safe, the lots are bigger, the schools are great, and there's a real sense of community here. You also get a lot of value for your money, with more than 2,300 sq ft of livable space in this air-conditioned home. Being a bilevel, it gives you that nice separation while still feeling open and bright. Walking up to the home, you'll notice the curb appeal right away. Inside, you're welcomed with a full tile entry and a few steps up into the main living space. The main floor offers 1,162 sq ft and the vaulted ceilings stand out immediately, carrying through the main living area. You've got a gas fireplace, open concept layout, and a kitchen that checks all the boxes with quartz countertops, stainless steel appliances, and a sit-up island. There's also a pantry for extra storage and direct access to the covered back deck, which is perfect for BBQing even when it's raining. Out back, the covered deck is a great bonus and leads into your south-facing yard, so you're getting sunlight all day. The yard is fully fenced as well, making it ready for your animals or just giving you that extra privacy. Upstairs you'll find two good-sized bedrooms, along with a spacious primary bedroom that really stands out. It features double closets, a full ensuite with quartz countertops, and a nice shower with a glass sliding door. Right across the hall is a full 5-piece bathroom, also with quartz countertops, making it a great setup for a growing family. Downstairs offers 1,039 sq ft and you'll notice the extra ceiling height right away, which makes a big difference. The basement is fully developed with two large bedrooms, another full bathroom, and a good-sized laundry room. There's also roughed-in in-floor heat, which is a nice upgrade if you ever want to take it that extra

step. Overall, it's a really well-built home with quality finishings throughout, in a town that continues to grow for all the right reasons. Come take a look and see what Lacombe has to offer.