# \$595,900 - 26 Mackenzie Avenue, Lacombe

MLS® #A2209643

## \$595,900

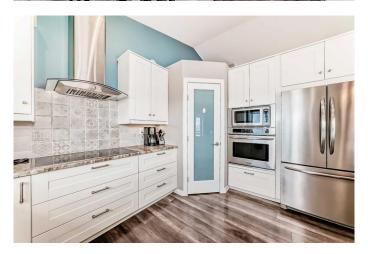
5 Bedroom, 3.00 Bathroom, 1,533 sqft Residential on 0.14 Acres

MacKenzie Ranch, Lacombe, Alberta

Stunning fully finished, custom-built modified bi-level offering 5 bedrooms (3 up, 2 down), 3 full bathrooms, and an oversized double attached garage. Set in a peaceful location backing onto a pond and walking trail, this home also features central air conditioning and a long list of upgrades throughout. Inside, the open-concept main floor is warm and welcoming, enhanced by vaulted ceilings and a large south-facing window that fills the space with natural light. The living room features a striking floor-to-ceiling stacked stone gas fireplace and pot lighting for a modern, cozy atmosphere. The kitchen is designed for both beauty and function, with white cabinetry, soft-close drawers, granite countertops, and a large central island with ample storage. Glass-front uppers with interior lighting, full tile backsplash, under-cabinet lighting, and high-end stainless steel appliancesâ€"including a wall oven, built-in microwave, cooktop with hood fan, and French door fridgeâ€"elevate the space. A corner pantry, central vacuum kick pan, and undermount sink with a backyard view complete the kitchen. Next to the kitchen, the dining area leads through garden doors to a composite and cedar deck overlooking the backyard and tranguil pond. The deck includes enclosed storage beneath and is ideal for relaxing or hosting gatherings. Two spacious bedrooms and a four-piece bathroom with a tiled tub/shower surround and soaker tub complete the main level. Upstairs, the private







primary suite includes pot lighting, a walk-in closet with custom shelving, and a luxurious ensuite with dual vanities and a tiled walk-in shower with glass door. The fully finished basement is bright and comfortable with large above-grade windows and in-floor heating. It features a generous family room, a versatile flex space (currently used as a craft room) with two oversized closets, two additional bedrooms, a full bathroom, and a dedicated laundry room with built-in shelving and natural light. The oversized 21.6' x 27.6' garage includes a floor drain, a man door to the yard, and is roughed in for a future gas heater. The beautifully landscaped yard features concrete edging, decorative rock, and raised garden beds. Recent upgrades include central air, tankless hot water, water softener, reverse osmosis system, fresh paint, new lighting, tiled backsplash, patio door, washer and dryer, and fenced yard. This non-smoking home offers a perfect blend of high-end interior features, functional design, and peaceful outdoor livingâ€"truly a rare find.

#### Built in 2016

#### **Essential Information**

MLS® # A2209643 Price \$595,900

Bedrooms 5

Bathrooms 3.00

Full Baths 3

Square Footage 1,533

Acres 0.14 Year Built 2016

Type Residential Sub-Type Detached

Style Bi-Level Status Active

## **Community Information**

Address 26 Mackenzie Avenue

Subdivision MacKenzie Ranch

City Lacombe
County Lacombe
Province Alberta
Postal Code T4L 0A6

#### **Amenities**

Parking Spaces 2

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity,

Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Tankless Hot

Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s),

Washer/Dryer, Window Coverings

Heating In Floor, Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard, Storage

Lot Description Back Yard, Backs on to Park/Green Space, City Lot, Dog Run Fenced

In, Few Trees, Front Yard, Landscaped, No Neighbours Behind,

Creek/River/Stream/Pond, Square Shaped Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 11th, 2025

Days on Market 9

Zoning R1

# **Listing Details**

Listing Office 2 Percent Realty Advantage

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