

# \$384,000 - 44 Mackenzie Crescent, Lacombe

MLS® #A2262267

## \$384,000

4 Bedroom, 2.00 Bathroom, 1,058 sqft

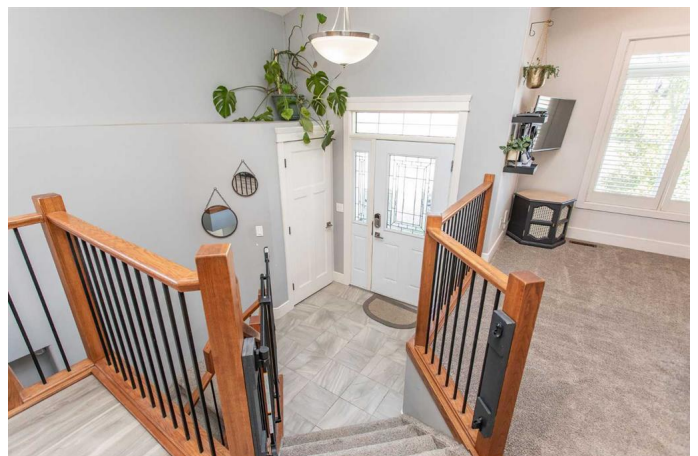
Residential on 0.13 Acres

MacKenzie Ranch, Lacombe, Alberta

**LARGE YARD | FENCED | SEPARATE ENTRY |** This home has a bright and **WELCOMING ENTRY** with a coat closet and extended opening into the basement. The main level offers an open and functional layout with a spacious living room. The upstairs includes 2 bedrooms, a bathroom and a private ensuite off the primary bedroom. With the open concept layout and new **VINYL FLOORING** upstairs it compliments the perfect home. Enjoy outdoor living on the covered back deck overlooking a large, fully fenced yard with room for kids, pets, or gatherings. A rear gravel **PARKING PAD** provides convenient off-street parking. The lower level is mostly finished, featuring a comfortable family room, a partially completed bedroom and a roughed-in bathroom, allowing you to add your own finishing touches. A fantastic opportunity for families or investors alike, with peace of mind a brand new **HOT WATER TANK** and architectural **SHINGLES!** **SEPARATE BASEMENT ENTRY**, perfect for future suite potential or extended family living. Come see this listing in Mackenzie ranch and experience why Lacombe could be your new and lasting home! With an ideal location **WITHIN 2KM** of grocery stores, fast food, strip malls and more..

Built in 2014

## Essential Information



MLS® #	A2262267
Price	\$384,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,058
Acres	0.13
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	44 Mackenzie Crescent
Subdivision	MacKenzie Ranch
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 0B3

### Amenities

Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	Open Floorplan, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Exterior Entry

### Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Irregular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	October 4th, 2025
Days on Market	1
Zoning	R1

## Listing Details

Listing Office      Royal LePage Network Realty Corp.

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