



GRASSROOTS
REALTY GROUP

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**98, 15 Mackenzie Ranch Way
Lacombe, Alberta**

MLS # A2327113



\$329,900

Division:	Mackenzie Ranch Estates		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,678 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad, Paved		
Lot Size:	-		
Lot Feat:	-		

Heating:	Natural Gas, None	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	-
Foundation:	Piling(s)	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage, Vinyl Windows		

Inclusions: fridge, stove, range hood, dishwasher, washer, dryer

Welcome to 98 Mackenzie Ranch Way in Lacombe, offering an exceptional blend of space, functionality, and thoughtful design WITH lots of natural light. NO SMOKING OR PET HOME! From the moment you step inside, you'll appreciate the spacious FRONT FOYER complete with a large walk-in closet on one side and an additional coat closet on the other—perfect for keeping everything organized. The bright, OPEN-CONCEPT main living area is ideal for both everyday living and entertaining. The large LIVING room that flows seamlessly into the expansive KITCHEN and dining area, providing plenty of room for family gatherings. THE chef will love the abundance of cabinetry and counter space, along with the oversized WALK-IN-PANTRY for all your storage needs. Three generously sized bedrooms and a full 4-piece bathroom are located on one side of the home, while the spacious PRIMARY suite is tucked away on the opposite side. The primary features a LARGE walk-in closet and a private 4-piece ensuite. Designed to feel more like a BUNGALOW than a manufactured home, this property also includes a dedicated LAUNDRY ROOM with additional storage, multiple hallway closets, and even a bedroom currently used as an office that features its own walk-in closet. Storage continues outside with a storage shed and multiple access doors built into the skirting, providing convenient additional storage space. The skirting is insulated with 2" Styrofoam to help improve warmth and energy efficiency. Completing the property is an extra-wide, extra-long paved driveway (FRESHLY SEALED JULY 2026) with PARKING for 6–7 vehicles. Raised mature GARDEN in the yard protected from the deer, grow your own veggies. Many trails for BIKE rides or WALKS. Only minutes to the highway and amenities.

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