



GRASSROOTS
REALTY GROUP

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**65, 15 Mackenzie Ranch Way
Lacombe, Alberta**

MLS # A2331368



\$259,000

Division:	Mackenzie Ranch Estates		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,518 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: 4 TVS AND WALL MOUNTS, PORTABLE AIR CONDITIONER, WINDOW COVERINGS, SHED, SOME FURNITURE

Welcome to easy, one-level living in the highly sought-after MacKenzie Ranch Estates! Lovingly custom built for the original owners, this exceptionally well-maintained modular home backs directly onto the community playground, offering a wonderful setting for families and those who appreciate open green space. Designed with both comfort and functionality in mind, the spacious floor plan features an open-concept kitchen, dining area, and living room that creates the perfect space for everyday living and entertaining. The private primary suite is thoughtfully located at one end of the home and includes a 4-piece ensuite, while two additional bedrooms and a second 4-piece bathroom are situated at the opposite end—ideal for children, guests, or a home office. The bright kitchen offers an abundance of attractive cabinetry, a two-tier island, laminate countertops, a corner pantry, and stainless steel appliances. Numerous updates provide peace of mind, including new shingles (July 2026), new skirting (June 2026), a dishwasher (approximately 2 years old), replaced toilets, a new kitchen faucet, and interior paint completed approximately five years ago. The furnace has been professionally cleaned and serviced annually, and a portable air conditioner is included for added summer comfort. Step outside to the covered west-facing deck—the perfect place to enjoy your morning coffee, evening meals, or relax while taking in the warm summer sunsets. The fully fenced yard includes a 10' x 16' garden shed, offering plenty of storage, along with convenient off-street parking. Whether you're a first-time buyer, a young family, or looking to downsize without sacrificing space, this move-in-ready home offers a welcoming community. Don't miss your opportunity to make this beautiful property your new home!

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