



GRASSROOTS
REALTY GROUP

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**123, 15 Mackenzie Ranch Way
Lacombe, Alberta**

MLS # A2331905



\$339,900

Division:	MacKenzie Ranch		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,259 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	-
Foundation:	Block	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Contact Seller Directly		

Click brochure link for more details** Bedrooms:3 Bathrooms: 2 Manufacturer: Triple M Dimensions: 20X64 Year: 2022 NEW HOME WITH 20X20 GARAGE! This home still has most new home warranties including a 16-year structural warranty and everything on your wish list is completed. The air conditioner is installed, and the 12'x25' covered private deck Inside, the kitchen offers lots of white cupboards, counter space, island with lots of storage, pantry storage in the dining room, and a tiled backsplash. All the kitchen appliances are included, GE stove, fridge/freezer with ice and water, dishwasher, and built in microwave. The LG washer and dryer come with the home as well as a deep freezer in the utility room. There is lots of natural light with the added window and upgraded bay window in the living room, the enlarged kitchen window, and upgraded patio doors off the dining room. Other upgrades include the thicker crown molding throughout, crown molding above the cupboards and drawers in the bathroom vanities. The master is impressively large, it would hold a king bed comfortably, with a bay window, a full bathroom and extra-large walk-in closet. There are 2 other bedrooms at the back of the home as well. The 20'x20' heated garage. The home has an upgraded exterior deck and insulated skirting to keep everything warm during the winter. Included in the \$525.00 lot rent is snow removal, grass cutting and upkeep of common areas. RV storage for an extra charge. Lot rent is \$525 a month