



**GRASSROOTS**  
REALTY GROUP

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73, 15 Mackenzie Ranch Way  
Lacombe, Alberta

MLS # A2334833



**\$235,000**

**Division:** Mackenzie Ranch Estates

**Type:** Mobile/Manufactured House

**Style:** Mobile Home-Single Wide

**Size:** 1,514 sq.ft. **Age:** -

**Beds:** 3 **Baths:** 2

**Garage:** Driveway, Parking Pad

**Lot Size:** -

**Lot Feat:** -

**Heating:** Forced Air

**Floors:** Linoleum

**Roof:** Shingle

**Basement:** -

**Exterior:** Vinyl Siding

**Foundation:** -

**Features:** Ceiling Fan(s), Kitchen Island, Skylight(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** -

**Utilities:** -

**Inclusions:** Fridge, Built In Oven, Built In Microwave, Built In Electric Range, Built In Microwave, Built In Dishwasher, Washer, Dryer, Rototiller (as is), Lawn Mower (as is), Rain Barrels, Barstools x 3, Propane Barbeque

This well cared for home in Mackenzie Ranch Estates offers an open layout with plenty of natural light. The kitchen is the heart of the home, featuring a central skylight, a large island, built in GE oven and microwave, GE flat top stove, Frigidaire side by side fridge with water and ice, LG dishwasher, and a Euro range hood. There is lots of counter space, plenty of drawers for storage, and room to cook and entertain. The dining area opens onto a spacious deck, while the living room is warm and inviting with a natural gas fireplace and extra windows that bring in even more light. The primary bedroom is large enough for a king sized bed and includes a walk in closet and a four piece ensuite with a jetted tub. At the front of the home are two more bedrooms and a full bathroom with glass shower doors. You'll also appreciate the laundry room with extra space for storage or a freezer. Outside, the fully fenced backyard is a great space to relax or spend time in the garden. Mature trees, established garden beds, create a peaceful setting, while the lack of rear neighbors adds extra privacy. Whether you enjoy growing vegetables, planting flowers, or simply spending time outdoors, this yard offers plenty of room to enjoy your hobby. A 10x16 shed provides extra storage for all your gardening tools and equipment. A standout feature is the upgraded insulated skirting. This premium upgrade helps keep the home warmer in the winter, can reduce heating costs, and adds an extra layer of comfort that many manufactured homes don't have.