



GRASSROOTS
REALTY GROUP

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58 Ranchers Close Lacombe, Alberta

MLS # A2336128



\$439,900

Division:	Mackenzie Ranch Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,240 sq.ft.	Age:	2022 (4 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Parking Pad, Single Garage Attached		
Lot Size:	0.28 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	ICF Block, Poured Concrete	Utilities:	-
Features:	Closet Organizers		

Inclusions: n/a

Discover the comfort and convenience of this newer 2022 bungalow in Lacombe's desirable Mackenzie Ranch Estates. Offering 1,240 sq. ft. of bright, open-concept living, this stylish home features vaulted wood-accent ceilings, recessed lighting and durable vinyl plank flooring. The modern kitchen is designed for everyday living and entertaining with white shaker-style cabinetry, stainless steel appliances, a striking tile backsplash, generous counter space and two pantries. The main floor offers two bedrooms, two full bathrooms and convenient main floor laundry. The spacious primary bedroom includes a walk-in closet and private 3-piece ensuite with tiled shower. An attached single garage provides direct access to the home. Downstairs, the partially finished basement includes a large recreation room, utility space and plenty of room to complete the lower level to suit your lifestyle while adding future value. Remediation and professional drying following a recent basement water event have been completed. Outside, enjoy the rear deck, fenced yard, back-lane access and an impressive pie-shaped lot with additional parking. Located close to parks, walking paths, shopping and everyday amenities, this affordable Lacombe bungalow combines newer construction, main floor living and outstanding future potential. Immediate possession is available!