



GRASSROOTS
REALTY GROUP

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

MLS # A2349999



\$309,900

Division:	Mackenzie Ranch Estates		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,657 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Standard, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	-
Foundation:	Piling(s)	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: All furniture is included with the sale price

This meticulously maintained, one-owner home has always been smoke-free and pet-free. Located in Mackenzie Ranch Estates, Lacombe, this spacious four-bedroom home offers abundant natural light, exceptional storage, and a thoughtful layout that separates the primary suite from the additional bedrooms. All furniture is included in the purchase price, and immediate possession is available, making it easy to move in and settle into your new home. The generous front foyer features a large walk-in closet on one side and a separate coat closet on the other. Beyond the entrance, the bright living room flows into the kitchen and dining area, creating an open setting for everyday living and entertaining. Large windows bring in plenty of natural light, and there is ample room for family gatherings. The kitchen offers rich wood cabinetry, extensive counter space, a central island, a tile backsplash, and a convenient walk-in pantry. Three comfortably sized bedrooms and a full four-piece bathroom are located at one end of the home. One bedroom currently serves as an office and includes its own walk-in closet, providing flexibility for work, guests, or family needs. At the opposite end, the spacious primary suite features a large walk-in closet and a private four-piece ensuite. A dedicated laundry room, multiple hallway closets, and additional storage throughout keep daily routines organized. Outside, a raised 12' x 32' deck with white railings provides space for outdoor dining and relaxing. Established raised garden beds are protected from deer, offering a practical setup for gardening enthusiasts. A well-insulated shed with power can be heated and provides space for projects, tools, and seasonal storage. Custom skirting incorporates multiple access doors for convenient access beneath the home and is insulated with 2-inch Styrofoam to help retain warmth during the

winter months. The home's wood-truss floor system is supported by 22 pilings set 16 feet into the ground. The extra-wide, extra-long paved driveway was freshly sealed in July 2026 and accommodates approximately six to seven vehicles. Nearby walking and cycling trails, along with easy access to the highway and local amenities, add to this move-in-ready home's convenience.