

# \$595,900 - 26 Mackenzie Avenue, Lacombe

MLS® #A2209643

## \$595,900

5 Bedroom, 3.00 Bathroom, 1,533 sqft  
Residential on 0.14 Acres

MacKenzie Ranch, Lacombe, Alberta

Stunning fully finished, custom-built modified bi-level offering 5 bedrooms (3 up, 2 down), 3 full bathrooms, and an oversized double attached garage. Set in a peaceful location backing onto a pond and walking trail, this home also features central air conditioning and a long list of upgrades throughout. Inside, the open-concept main floor is warm and welcoming, enhanced by vaulted ceilings and a large south-facing window that fills the space with natural light. The living room features a striking floor-to-ceiling stacked stone gas fireplace and pot lighting for a modern, cozy atmosphere. The kitchen is designed for both beauty and function, with white cabinetry, soft-close drawers, granite countertops, and a large central island with ample storage. Glass-front uppers with interior lighting, full tile backsplash, under-cabinet lighting, and high-end stainless steel appliances—including a wall oven, built-in microwave, cooktop with hood fan, and French door fridge—elevate the space. A corner pantry, central vacuum kick pan, and undermount sink with a backyard view complete the kitchen. Next to the kitchen, the dining area leads through garden doors to a composite and cedar deck overlooking the backyard and tranquil pond. The deck includes enclosed storage beneath and is ideal for relaxing or hosting gatherings. Two spacious bedrooms and a four-piece bathroom with a tiled tub/shower surround and soaker tub complete the main level. Upstairs, the private



primary suite includes pot lighting, a walk-in closet with custom shelving, and a luxurious ensuite with dual vanities and a tiled walk-in shower with glass door. The fully finished basement is bright and comfortable with large above-grade windows and in-floor heating. It features a generous family room, a versatile flex space (currently used as a craft room) with two oversized closets, two additional bedrooms, a full bathroom, and a dedicated laundry room with built-in shelving and natural light. The oversized 21.6â€™™ x 27.6â€™™ garage includes a floor drain, a man door to the yard, and is roughed in for a future gas heater. The beautifully landscaped yard features concrete edging, decorative rock, and raised garden beds. Recent upgrades include central air, tankless hot water, water softener, reverse osmosis system, fresh paint, new lighting, tiled backsplash, patio door, washer and dryer, and fenced yard. This non-smoking home offers a perfect blend of high-end interior features, functional design, and peaceful outdoor livingâ€”truly a rare find.

Built in 2016

**Essential Information**

MLS® #	A2209643
Price	\$595,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,533
Acres	0.14
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	26 Mackenzie Avenue
Subdivision	MacKenzie Ranch
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 0A6

### **Amenities**

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Central Vacuum, Tankless Hot Water
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Dog Run Fenced In, Few Trees, Front Yard, Landscaped, No Neighbours Behind, City Lot, Creek/River/Stream/Pond, Square Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 11th, 2025
Days on Market	23
Zoning	R1

**Listing Details**

Listing Office                    2 Percent Realty Advantage

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