

# \$550,000 - 4309 45th Street, Lacombe

MLS® #A2218688

**\$550,000**

4 Bedroom, 3.00 Bathroom, 1,446 sqft

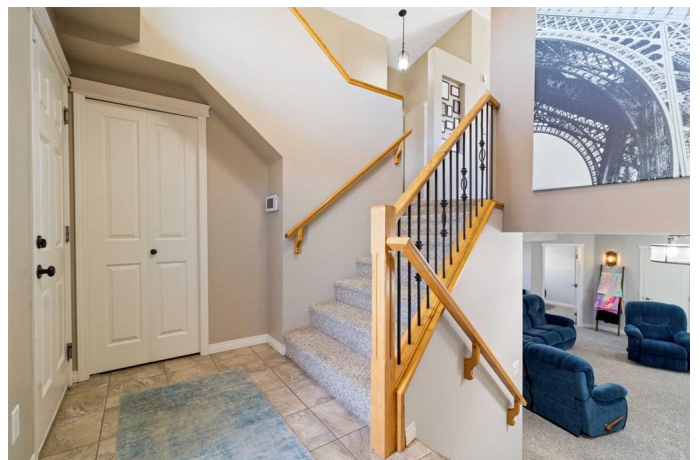
Residential on 0.27 Acres

MacKenzie Ranch, Lacombe, Alberta

**FINALLY A PROPERTY WITH EVERYTHING!**

Bring your RV, boat and all your toys – this huge 70 x 168ft Estate Lot offers the space you've been dreaming of, right in town! Perfect for families or hobbyists who want it all: a gorgeous, fully upgraded home and an expansive yard that's ready for anything. Step inside to an impressive tiled front entry with a dramatic flared staircase. The main floor features a cozy gas fireplace, vaulted ceilings, and amazing natural light from oversized windows. The large, open-concept kitchen boasts two-toned maple cabinetry, a corner pantry, island with eating bar, and full tile backsplash – ideal for entertaining! Enjoy central A/C to stay cool in summer and a layout that includes a private master retreat above the garage, complete with a walk-in closet, corner jetted tub, and stand-up shower.

Fully developed basement with in-floor heat, wet bar, bedroom, huge rec room and 3pc bath. The 24x24 heated attached garage provides comfort and convenience, while the extensively landscaped yard features a 16x16 deck with built-in exterior speakers and paving stone fire pit area. Already in place: a 24x26 concrete pad with power and gas run – perfect for a future second garage or workshop. This is more than a home – it's a lifestyle upgrade.



Built in 2006

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2218688          |
| Price          | \$550,000         |
| Bedrooms       | 4                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,446             |
| Acres          | 0.27              |
| Year Built     | 2006              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | Modified Bi-Level |
| Status         | Active            |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 4309 45th Street |
| Subdivision | MacKenzie Ranch  |
| City        | Lacombe          |
| County      | Lacombe          |
| Province    | Alberta          |
| Postal Code | T4L 0A7          |

## Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Parking Spaces | 8                                                      |
| Parking        | Double Garage Attached, Parking Pad, RV Access/Parking |
| # of Garages   | 2                                                      |

## Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | Jetted Tub, Kitchen Island, See Remarks, Separate Entrance                                                   |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | In Floor, Forced Air                                                                                         |
| Cooling           | Central Air                                                                                                  |
| Fireplace         | Yes                                                                                                          |
| # of Fireplaces   | 1                                                                                                            |
| Fireplaces        | Gas, Living Room                                                                                             |
| Has Basement      | Yes                                                                                                          |
| Basement          | Exterior Entry, Finished, Full                                                                               |

## Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | BBQ gas line, Fire Pit |
| Lot Description   | Back Lane, Landscaped  |
| Roof              | Asphalt Shingle        |
| Construction      | Wood Frame             |
| Foundation        | Poured Concrete        |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 7th, 2025 |
| Days on Market | 1             |
| Zoning         | R1            |

**Listing Details**

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

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