

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

MLS® #A2218688

\$550,000

4 Bedroom, 3.00 Bathroom, 1,446 sqft

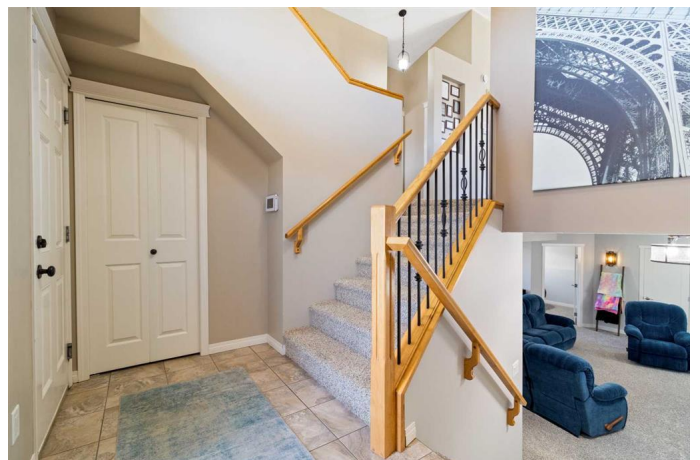
Residential on 0.27 Acres

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	8
Zoning	R1

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.