

# \$392,000 - 90 Ranchers Close, Lacombe

MLS® #A2246072

## \$392,000

4 Bedroom, 4.00 Bathroom, 1,532 sqft

Residential on 0.07 Acres

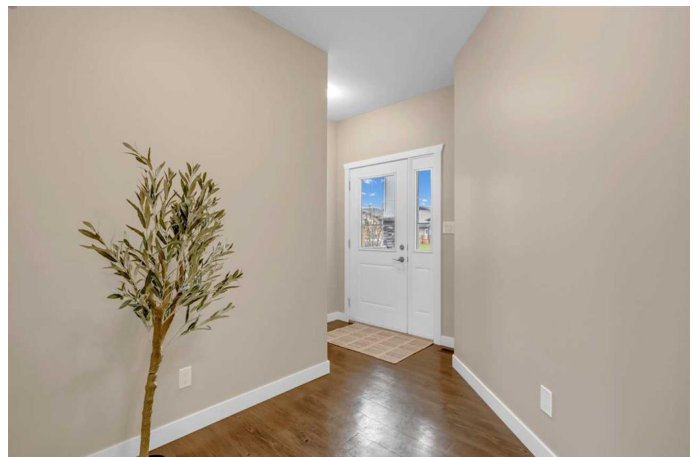
MacKenzie Ranch, Lacombe, Alberta

FULLY FINISHED 4 BEDROOM, 4 BATHROOM SEMI-DETACHED Executive Home in a quiet close. This home has been well cared for and nicely upgraded. It's completely finished and move in ready. This is a fantastic, family-friendly layout. The main floor has open plan living, with a spacious entry, 2 piece bathroom, and open plan living/kitchen/dining area. The kitchen has bright white cabinetry, quartz countertop, island, and extensive cabinetry. The upper level has a spacious owner's suite with full 5 piece ensuite and walk-in closet. There are two secondary bedrooms and another full bathroom, plus the convenient upstairs laundry room. The basement is fully finished with another bedroom, family room, and another full bathroom. The yard is fully fenced and has a large deck for those summer bbqs. There's an attached front garage and concrete driveway. All appliances are included.

Built in 2015

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2246072  |
| Price          | \$392,000 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,532     |



|            |                        |
|------------|------------------------|
| Acres      | 0.07                   |
| Year Built | 2015                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | 2 Storey, Side by Side |
| Status     | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 90 Ranchers Close |
| Subdivision | MacKenzie Ranch   |
| City        | Lacombe           |
| County      | Lacombe           |
| Province    | Alberta           |
| Postal Code | T4L 1E9           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer                                                        |
| Heating           | Forced Air, Natural Gas, In Floor Roughed-In                                                                                                  |
| Cooling           | None                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                           |
| Basement          | Finished, Full                                                                                                                                |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior Features | Private Yard                                                       |
| Lot Description   | Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                                    |
| Construction      | Vinyl Siding, Wood Frame                                           |
| Foundation        | Poured Concrete                                                    |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 5                |
| Zoning         | R2               |

## **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Royal LePage Lifestyles Realty |
|----------------|--------------------------------|

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