

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

MLS® #A2218688

**\$550,000**

4 Bedroom, 3.00 Bathroom, 1,446 sqft

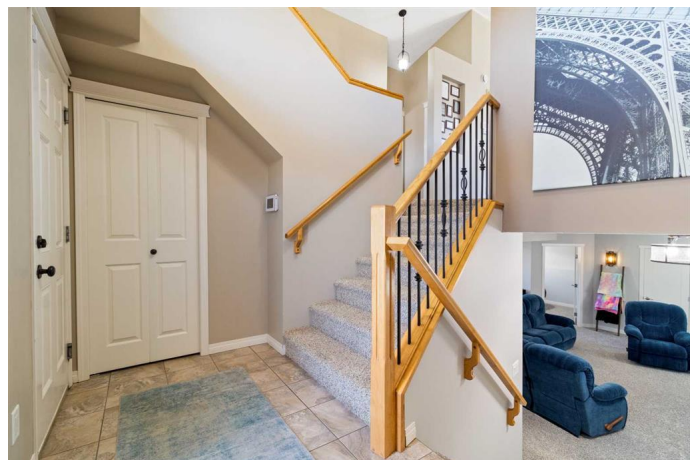
Residential on 0.27 Acres

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	2
Zoning	R1

**Listing Details**

Listing Office	Royal LePage Network Realty Corp.
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