

# \$714,000 - 4305 45 Street, Lacombe

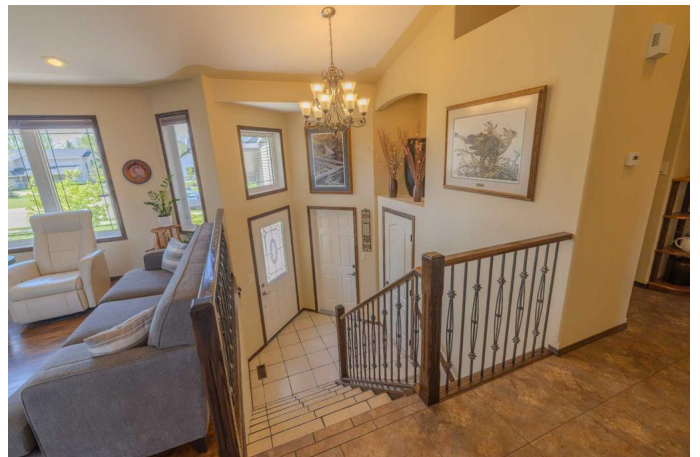
MLS® #A2225014

**\$714,000**

4 Bedroom, 3.00 Bathroom, 1,652 sqft  
Residential on 0.28 Acres

MacKenzie Ranch, Lacombe, Alberta

FULLY DEVELOPED MODIFIED BI LEVEL ~ 4 BEDROOM, 3 BATHROOMS AND OVER 1650 SQ. FT. ABOVE GRADE ~ 22' X 22' ATTACHED GARAGE & 26' X 24' DETACHED GARAGE/SHOP WITH TONS OF OFF STREET PARKING ~ Pride of ownership is evident in this well cared for home ~ Large landscaped front yard welcomes you ~ A sunny west facing patio is just off the front entry and overlooks the front yard ~ Spacious foyer opens to the upper level and has convenient access to the attached garage ~ Open concept main floor layout is complemented by soaring vaulted ceilings that create a feeling of spaciousness ~ The living room features a large west facing bay window that allows for natural light to fill the space ~ Double sided gas fireplace with floor to ceiling stone separates the living and dining rooms ~ More large windows in the dining room plus garden door access to the two tiered deck and backyard ~ The stunning kitchen offers an abundance of Alder and Hickory cabinets, quartz and granite counter tops, full tile backsplash large island with an undermount sink and an eating bar, new stainless steel appliances and a pantry with auto lighting ~ The primary bedroom is conveniently located on the main level, can easily accommodate a king bed plus multiple pieces of large furniture, has a walk in closet with built in organizers and a spa like ensuite featuring an air tub ~ 4 piece main bathroom ~ The upper level offers two generous sized bedrooms with ample closet



space, plus a bright and spacious laundry room with built in shelving, a closet and a front load laundry pair ~ The fully finished basement features large above grade windows and operational in floor heating ~ Generous size recreation room with a pool table (included) opens to a family room with a large west facing window ~ Home office/flex space is a generous size and could easily be converted into a 5th bedroom ~ 4th bedroom is located next to a 4 piece bathroom ~ Ample storage space throughout ~ Other great features include; central air conditioning, central vacuum, wired for sound, no carpet ~ 22' x 22' attached garage is insulated, finished with drywall, has hot and cold taps, a man door to the side yard and a 41' driveway ~ The backyard oasis is beautifully landscaped with well established trees, shrubs and perennials, has a lower deck and patio, fire put area, enclosed storage below the upper deck and tons of yard space ~ 26' L x 24' W detached shop has 10' ceilings, radiant heating, is finished with drywall and has a 31.5' x 40.5' gated concrete driveway with back alley access ~ Large storage shed tucked on the side of the shop ~ Excellent location with easy access to downtown Lacombe (all amenities), close to parks, walking trails and steps to the school bus stop.

Built in 2005

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2225014  |
| Price          | \$714,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,652     |
| Acres          | 0.28      |
| Year Built     | 2005      |

|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bi-Level    |
| Status   | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4305 45 Street  |
| Subdivision | MacKenzie Ranch |
| City        | Lacombe         |
| County      | Lacombe         |
| Province    | Alberta         |
| Postal Code | T4L 1T9         |

### Amenities

|                |                                                                                                                                                                                                                                                                                |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected                                                                                                                                                                                                                                   |
| Parking Spaces | 10                                                                                                                                                                                                                                                                             |
| Parking        | 220 Volt Wiring, Additional Parking, Alley Access, Concrete Driveway, Double Garage Attached, Double Garage Detached, Front Drive, Garage Door Opener, Heated Garage, Insulated, Multiple Driveways, Off Street, Oversized, RV Access/Parking, See Remarks, Workshop in Garage |
| # of Garages   | 4                                                                                                                                                                                                                                                                              |

### Interior

|                   |                                                                                                                                                                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Stone Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound |
| Appliances        | Dishwasher, Garage Control(s), Microwave, Refrigerator, See Remarks, Stove(s), Washer/Dryer, Window Coverings                                                                                                                                                                      |
| Heating           | In Floor, Forced Air, Natural Gas                                                                                                                                                                                                                                                  |
| Cooling           | None                                                                                                                                                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                                                  |
| Fireplaces        | Dining Room, Double Sided, Gas, Living Room, See Remarks, See Through, Stone                                                                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                                                                                                                                                |
| Basement          | Finished, Full                                                                                                                                                                                                                                                                     |

### Exterior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard, Storage                                             |
| Lot Description   | Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                     |
| Construction      | Vinyl Siding, Wood Frame                                                            |
| Foundation        | Poured Concrete                                                                     |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 1st, 2025 |
| Days on Market | 15             |
| Zoning         | R1             |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Lime Green Realty Inc. |
|----------------|------------------------|

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