

# **\$309,000 - 4304 Homestead Road, Lacombe**

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MLS® #A2216173

**\$309,000**

3 Bedroom, 2.00 Bathroom, 726 sqft

Residential on 0.05 Acres

MacKenzie Ranch, Lacombe, Alberta

Welcome to this beautifully maintained 3-bedroom, 2 full bathroom townhouse featuring an open-concept layout with 9' ceilings that enhance the spacious feel throughout the main living areas. The home boasts durable laminate flooring throughout, combining style and easy maintenance for today's busy lifestyle. Enjoy cooking and entertaining in the open floorplan with an abundance of countertop for prepping and serving food. There is a stackable washer and dryer conveniently located in the basement. Then step out onto the private back deck, complete with a privacy wall to the adjoining townhouse, perfect for relaxing or hosting guests. The vinyl-fenced backyard offers a safe and serene space, & is ideal for pets, kids, or gardening. Parking is a breeze with convenient access off the back lane, and you'll appreciate the comfort and high-efficiency furnace that has been well maintained and cleaned in September 2024. This move-in ready home blends modern comfort with thoughtful details making this definitely a standout property that is located in the historical and beautiful City of Lacombe.



Built in 2017

## **Essential Information**

MLS® #                      A2216173

Price                        \$309,000

Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	726
Acres	0.05
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	Bi-Level
Status	Active

### Community Information

Address	4304 Homestead Road
Subdivision	MacKenzie Ranch
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 0J3

### Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Laminate Counters, No Smoking Home, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete



**Additional Information**

Date Listed	April 30th, 2025
Days on Market	9
Zoning	R4

**Listing Details**

Listing Office	CIR Realty
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