# \$409,900 - 23 Bruns Crescent, Lacombe

MLS® #A2199222

# \$409,900

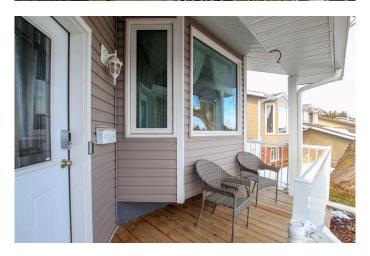
4 Bedroom, 2.00 Bathroom, 1,185 sqft Residential on 0.13 Acres

Bruns Park, Lacombe, Alberta

MOVE IN READY WITH IMMEDIATE POSSESSION AVAILABLE ~ 4 BED, 2 BATH 4-LEVEL SPLIT ~ 20' L X 17' W ATTACHED GARAGE ~ FULLY FENCED WEST FACING BACKYARD ~ Covered front veranda welcomes you to this well cared for home ~ The living room features a large bay window that allows for plenty of natural light and is centred by a cozy wood burning fireplace ~ The spacious kitchen offers a functional layout with plenty of white cabinets loaded with pots and pan drawers, tons of stone counter space, full tile backsplash, window above the sink, wall pantry, and a laundry closet ~ The dining space has more large windows offering natural light and sliding patio doors to the west facing deck with a gazebo ~ main floor laundry closet ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture and has a large walk in closet ~ 2nd bedroom is located across from the primary bedroom and is also a generous size with ample closet space ~ 4 piece bathroom has a soaker tub, separate walk in shower and a linen closet ~ The lower level has a 3rd bedroom with large above grade windows and a walk in closet and access to the garage ~ The basement is fully finished with an illegal suite that includes a spacious living room with a wood burning fireplace, kitchen with a fridge, stove and eating bar, large 4th bedroom, 3 piece bathroom and a crawl space for storage ~ Other great features include, Central air conditioning, alarm







equipment ~ The sunny west facing backyard is fully fenced, landscaped and includes a garden shed ~ Excellent location, steps to multiple schools, parks, playgrounds, and walking trails with easy access to shopping and all other amenities.

#### Built in 1988

#### **Essential Information**

MLS® # A2199222 Price \$409,900

Bedrooms 4

Bathrooms 2.00 Full Baths 2

Square Footage 1,185

Acres 0.13 Year Built 1988

Type Residential Sub-Type Detached

Style 4 Level Split

Status Active

# **Community Information**

Address 23 Bruns Crescent

Subdivision Bruns Park
City Lacombe
County Lacombe
Province Alberta
Postal Code T4L 1P1

#### **Amenities**

Utilities Electricity Connected, Natural Gas Connected

Parking Spaces 2

Parking Single Garage Attached

# of Garages 1

#### Interior

Interior Features Pantry, Storage, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Microwave,

Refrigerator, See Remarks, Stove(s), Washer/Dryer

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Living Room, Wood Burning

Has Basement Yes

Basement Finished, Full, Suite

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Yard, Private

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

### **Additional Information**

Date Listed March 4th, 2025

Days on Market 31 Zoning R1

# **Listing Details**

Listing Office Lime Green Realty Inc.

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