\$399,900 - 23 Bruns Crescent, Lacombe

MLS® #A2209369

\$399,900

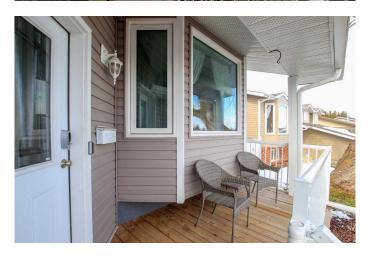
4 Bedroom, 2.00 Bathroom, 1,185 sqft Residential on 0.13 Acres

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 and offers a spacious living room with a wood burning fireplace and wet bar, large 4th bedroom, 3 piece bathroom and a crawl space for storage ~ Other great features include, Central air conditioning, alarm equipment, updated plumbing ~ 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® # A2209369 Price \$399,900

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

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Living Room, Wood Burning

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard

Lot Description Back Yard, Private

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed April 9th, 2025

Days on Market 9

Zoning R1

Listing Details

Listing Office Lime Green Realty Inc.

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