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

MLS® #A2199222

### \$409,900

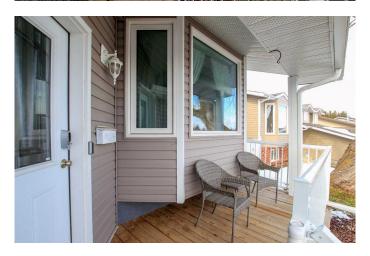
4 Bedroom, 2.00 Bathroom, 1,185 sqft Residential on 0.13 Acres

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 32 Zoning R1

## **Listing Details**

Listing Office Lime Green Realty Inc.

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.