

# \$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)
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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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