

# \$399,900 - 23 Bruns Crescent, Lacombe

MLS® #A2209369

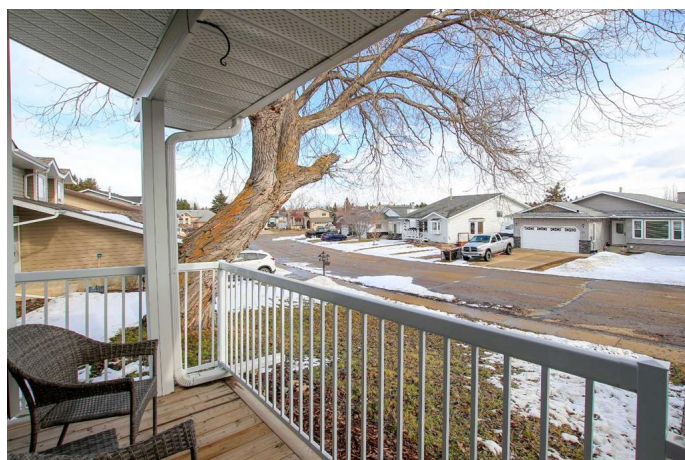
**\$399,900**

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 | 10              |
| Zoning         | R1              |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Lime Green Realty Inc. |
|----------------|------------------------|

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