

# \$559,900 - 36 Burris Pointe, Lacombe

MLS® #A2212307

**\$559,900**

4 Bedroom, 3.00 Bathroom, 1,614 sqft

Residential on 0.15 Acres

Willow Ridge, Lacombe, Alberta

Welcome to 36 Burris Pointe, a charming 2006 bungalow that combines modern comfort with a serene location. Boasting 1614 SQ FT, this **\*\*4-bedroom, 3-bathroom\*\*** home offers a bright and airy layout with large windows that flood the space with natural light.

The kitchen is a chef's dream, featuring a center island with oak cabinetry, abundant cupboards and counter space, and a convenient corner pantry. The adjoining dining area leads to a delightful sunroom, where you can step out onto the walk-around deck overlooking a garden oasis framed by beautiful trees.

The primary bedroom is a retreat of its own, complete with a 4-piece ensuite and a walk-in closet. The main floor also includes a spacious living room, a second bedroom, a 3-piece bathroom, and a laundry room with ample counter space.

Downstairs, you'll find two additional bedrooms, a spacious living room, and an oversized utility room with extra storage and a cold room. The home features in-floor heating, a water softener, and air conditioning to keep you comfortable year-round.

Additional upgrades include freshly painted main level, a NEW ROOF (2015) and two HOT WATER TANKS installed in **\*\*2019\*\*** and **\*\*2023\*\***.



Nestled on a quiet corner lot, this home is close to parks, walking paths, and the lake. With fresh paint on the main level and a no-pets, no-smoking history, this property is truly move-in ready.

Don't miss this fantastic opportunity to own a well-maintained home in a great neighborhood!

Built in 2006

### Essential Information

MLS® #	A2212307
Price	\$559,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,614
Acres	0.15
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	36 Burris Pointe
Subdivision	Willow Ridge
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 0A2

### Amenities

Parking Spaces	7
Parking	Double Garage Attached, Insulated, Off Street
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Oven, Refrigerator, Stove(s), Washer
Heating	In Floor
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden
Lot Description	Back Yard, City Lot, Corner Lot, Cul-De-Sac, Few Trees, Landscaped, Lawn, Level, Low Maintenance Landscape, Creek/River/Stream/Pond, Lake
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 16th, 2025
Days on Market	3
Zoning	R1

## Listing Details

Listing Office	KIC Realty
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