



**24 Bruns Bay
Lacombe, Alberta**

MLS # A2315547



\$419,900

Division:	Bruns Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,244 sq.ft.	Age:	1992 (34 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Air conditioner, rain barrel (attached to house), window coverings

Check out this great family home option! This 1244 sq ft bungalow has 5 bedrooms, 3 bathrooms, double attached garage, fully fenced yard and is located on a quiet road, close to shopping and schools. The main floor features a large living room, spacious eat in kitchen, large master bedroom with 2 closets and 3 peice ensuite bathroom. The main floor is complete with 2 more bedrooms and full bathroom. Downstairs there are 2 bedrooms, huge rec room, office nook with built in desk, wood burning fireplace and oversized utility room with plenty of storage. The back yard is fenced and has a newer 2 tier deck with built in garden boxes. This home additionally has central vac and air conditioning . Most of the major items have been updated in the recent years including shingles, windows, furnace, hot water tank, deck and water softener.