



GRASSROOTS
REALTY GROUP

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**22 Bruns Crescent
Lacombe, Alberta**

MLS # A2336514



\$415,000

Division:	Bruns Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,094 sq.ft.	Age:	1990 (36 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Lawn, No Back Lane		

Heating:	Forced Air, Wood	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Wood Windows		

Inclusions: shed

Welcome to 22 Bruns Crescent—a beautifully maintained, fully finished bi-level showcasing numerous recent upgrades and immediate possession! From the moment you arrive, you’ll appreciate the attractive curb appeal, and once inside, the pride of ownership continues. Step into the welcoming front entry featuring decorative tile flooring, then head up to the bright and inviting main level where new vinyl plank flooring and beautiful tile with decorative inlay add warmth and character. The spacious living room features a wood-burning fireplace, creating a cozy gathering space for family and friends, and flows seamlessly into the dining area. The kitchen offers an abundance of rich oak cabinetry, generous countertop space, and black appliances. The primary bedroom includes a 3-piece ensuite, recently refreshed with decorative tile detailing around the shower, vanity, and feature wall. Two additional bedrooms and an updated 4-piece main bathroom featuring a beautifully tiled tub/shower combination complete this level. The fully finished basement provides plenty of additional living space with a spacious family room, fourth bedroom, third bathroom, storage room, and utility room—offering excellent flexibility for a growing family, guests, or a home office. Step outside to the east-facing, two-tier deck, recently re-stained to restore its beauty and ready to enjoy! Much of the maintenance and updating has already been taken care of, including fresh paint, new flooring, PEX plumbing, bathroom renovations, fireplace cleaning and servicing with WETT inspection, and furnace cleaning. The washer and dryer are approximately 1.5 years old, while the shingles and siding were replaced in 2015. Move-in ready with immediate possession available—all that’s left to do is pack your belongings and make 22 Bruns Crescent home!

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