

# \$437,500 - 16 Bruns Road, Lacombe

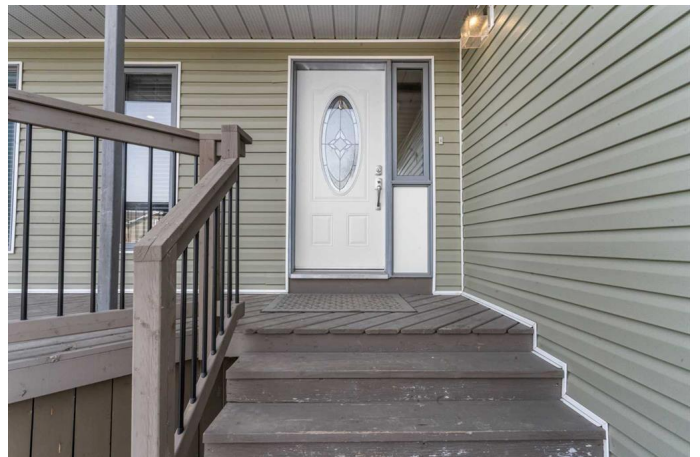
MLS® #A2203909

**\$437,500**

4 Bedroom, 3.00 Bathroom, 1,641 sqft  
Residential on 0.12 Acres

Bruns Park, Lacombe, Alberta

This charming 1.5-storey home is truly one of a kind, featuring a wraparound front porch, a stunning floor-to-ceiling tiled feature wall with a wood-burning fireplace, a cozy loft, and a main-level primary bedroom, with additional bedrooms located both upstairs and downstairs. Over the years, this home has seen numerous updates, including hardwood floors on the main level, a modern white kitchen, renovated bathrooms, and an upgraded laundry room with a stylish barn door. In 2016, improvements included new shingles, siding, a front door, a kitchen door leading to the side porch, a garage man door, and upgraded garage insulation. The beautifully renovated kitchen with stainless steel appliances offers incredible functionality with two dining areas—a breakfast nook, space for island seating, and another dining area with lots of natural light. For added convenience, a water filtration system has been installed for drinking water. Upstairs, you'll find a spacious loft, two generously sized bedrooms, and a 4-piece bathroom, creating the perfect retreat for older kids or teenagers to have their own space. The primary bedroom on the main floor features a walk-through closet leading to a well-appointed ensuite with a dual vanity and shower. The basement expands the living space with a fourth bedroom, a 2-piece bathroom, a separate laundry room, a large family/rec room, and a utility room that doubles as additional storage. Plus, there's extra storage under the



stairs. The fully fenced backyard faces East and offers a great-sized two-tiered deck, a storage shed, and low-maintenance landscaping. Nestled on a quiet street, this home is conveniently located near Cranna Lake walking paths, two schools, and all that the Lacombe area has to offer.

Built in 1991

### **Essential Information**

MLS® #	A2203909
Price	\$437,500
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,641
Acres	0.12
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	16 Bruns Road
Subdivision	Bruns Park
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 1N9

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, High Ceilings, Laminate Counters, No Smoking Home, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Yard, Landscaped, Rectangular Lot
Roof	Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

## Additional Information

Date Listed	March 26th, 2025
Days on Market	9
Zoning	R1

## Listing Details

Listing Office	CIR Realty
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