

\$305,000 - 45 Bruns Crescent, Lacombe

MLS® #A2263859

\$305,000

2 Bedroom, 2.00 Bathroom, 916 sqft

Residential on 0.13 Acres

Bruns Park, Lacombe, Alberta

Looking for the perfect family home with upside potential?

This 2-bedroom, 2-bath bungalow is ready for new owners! With the right updates and a little vision, this home could become everything youâ€™ve been looking for. The main floor offers comfortable living spaces and a functional layout, while the partially developed basement awaits your finishing touchesâ€”ideal for adding extra bedrooms, a family room, or a home office.

Outside, youâ€™ll appreciate the large detached 27â€™ x 23â€™ garage, offering plenty of room for vehicles, tools, and storage. Located in a quiet, established neighborhood, this property is a great opportunity to build equity and create your dream home.

Built in 1981

Essential Information

MLS® #	A2263859
Price	\$305,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	916
Acres	0.13
Year Built	1981
Type	Residential
Sub-Type	Detached



Style	Bungalow
Status	Active

Community Information

Address	45 Bruns Crescent
Subdivision	Bruns Park
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 1N9

Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Storage
Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	None
Lot Description	Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 14th, 2025
Days on Market	6
Zoning	R1

Listing Details

Listing Office	Century 21 Maximum
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.