

# \$559,000 - 30 Burris Pointe, Lacombe

MLS® #A2207723

## \$559,000

4 Bedroom, 3.00 Bathroom, 1,353 sqft

Residential on 0.17 Acres

Fairway Heights Extension, Lacombe, Alberta

30 Burris Pointe is a well loved home. The location of the walkout bungalow is ideal - situated in a quiet close, and surrounded with good neighbors. The amazing view overlooks a neat and tidy fenced backyard with firepit, and beyond to a wooded greenspace and the distant farmland west of Lacombe - perfect for those who like to peacefully observe flora and fauna. The attached double car garage and concrete driveway provides ample space for the storage of vehicles and other items. Recent (since 2020) quality upgrades include a kitchen renovation (cabinets, all appliances (except the dryer), Corian countertops), a beautifully constructed composite deck with natural gas bbq line, new sliding door, and central air conditioning. The covered front entrance welcomes you inside to a well designed home featuring hardwood, tile, and carpet. The living room is highlighted with a unique soapstone wood stove that radiates heat on those crisp winter days. Natural light fills the main floor and the walk out basement. Quality window coverings adorn the windows. The basement in-floor heat and recently installed central air conditioning efficiently maintain a comfortable temperature throughout the home - no matter the season. Main floor laundry, vaulted ceilings, the renovated kitchen, a good sized Master Bedroom with ensuite and walk-in closet, and a front office/study (that could be used as a 5th bedroom) add to the form and function of this wonderful home. The basement will



surprise you with extra space, large bedrooms, and a spectacular family room. The seller loves this home and will miss it dearly.

Built in 2006

### **Essential Information**

MLS® #	A2207723
Price	\$559,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,353
Acres	0.17
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	30 Burris Pointe
Subdivision	Fairway Heights Extension
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 0A2

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Kitchen Island, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s), Central Vacuum, French Door, See Remarks
Appliances	See Remarks
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	BBQ gas line, Fire Pit
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Views
Roof	Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 6th, 2025
Days on Market	29
Zoning	R1

## Listing Details

Listing Office	Royal LePage Lifestyles Realty
----------------	--------------------------------

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.