

\$559,900 - 36 Burriss Pointe, Lacombe

MLS® #A2212307

\$559,900

4 Bedroom, 3.00 Bathroom, 1,614 sqft
Residential on 0.15 Acres

Willow Ridge, Lacombe, Alberta

Welcome to 36 Burriss Pointe, a charming 2006 bungalow that combines modern comfort with a serene location. Boasting 1614 SQ FT, this ****4-bedroom, 3-bathroom**** home offers a bright and airy layout with large windows that flood the space with natural light.

The kitchen is a chef's dream, featuring a center island with oak cabinetry, abundant cupboards and counter space, and a convenient corner pantry. The adjoining dining area leads to a delightful sunroom, where you can step out onto the walk-around deck overlooking a garden oasis framed by beautiful trees.

The primary bedroom is a retreat of its own, complete with a 4-piece ensuite and a walk-in closet. The main floor also includes a spacious living room, a second bedroom, a 3-piece bathroom, and a laundry room with ample counter space.

Downstairs, you'll find two additional bedrooms, a spacious living room, and an oversized utility room with extra storage and a cold room. The home features in-floor heating, a water softener, and air conditioning to keep you comfortable year-round.

Additional upgrades include freshly painted main level, a NEW ROOF (2015) and two HOT WATER TANKS installed in ****2019**** and ****2023****.



Nestled on a quiet corner lot, this home is close to parks, walking paths, and the lake. With fresh paint on the main level and a no-pets, no-smoking history, this property is truly move-in ready.

Don't miss this fantastic opportunity to own a well-maintained home in a great neighborhood!

Built in 2006

Essential Information

MLS® #	A2212307
Price	\$559,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,614
Acres	0.15
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	36 Burris Pointe
Subdivision	Willow Ridge
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 0A2

Amenities

Parking Spaces	7
Parking	Double Garage Attached, Insulated, Off Street
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Oven, Refrigerator, Stove(s), Washer
Heating	In Floor
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Back Yard, City Lot, Corner Lot, Cul-De-Sac, Few Trees, Landscaped, Lawn, Level, Low Maintenance Landscape, Creek/River/Stream/Pond, Lake
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 16th, 2025
Days on Market	8
Zoning	R1

Listing Details

Listing Office	KIC Realty
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