



**41 Winston Place
Blackfalds, Alberta**

MLS # A2290421



\$289,900

Division:	Harvest Meadows		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,311 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.03 Acre		
Lot Feat:	Landscaped, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 270
Basement:	Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), Silent Floor Joists, Stone, Vinyl Siding	Zoning:	R2
Foundation:	ICF Block	Utilities:	-
Features:	Bathroom Rough-in, Ceiling Fan(s)		

Inclusions: n/a

Pack your bags this property is move-in ready with a quick possession! 3 bedroom, 2 bathroom townhouse situated across from a park. Laminate flooring throughout the main level and most of the upper level with new carpet in one bedroom. A large bay window in the front living room offers an abundance of floor space and natural light. Oak cabinets in the spacious kitchen and appliances are included! 2 piece bathroom at the back entrance that leads to the deck and fenced yard. On the upper level, you will find a 4 piece bathroom, 3 bedrooms with a very spacious primary bedroom with his and her closets. The basement is undeveloped with RI for a 3rd bathroom. Great starter property! Quad lock insulated foundation for energy efficiency. 2 parking spaces right in front plus visitor parking. Condo fee's of \$270 monthly include exterior maintenance, management, building & fire insurance, snow removal, lawn care (not in backyards). Pets are allowed with approval.