



**42 Eastpointe
Blackfalds, Alberta**

MLS # A2299839



\$415,000

Division:	Mckay Ranch		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,108 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, City Lot, Corner Lot, Rectangular Lot, Street Lighting		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Jetted Tub, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows		

Inclusions: AC unit in Primary Bedroom

Some homes just feel right the moment you walk in… this is one of them. Tucked into a quiet, family-friendly pocket of Blackfalds, this fully developed home offers the kind of space, comfort, and warmth that’s getting harder to find. From the moment you step inside, you’re welcomed by a bright, open main floor where natural light fills the living space and everyday life just seems to flow a little easier. The kitchen is set up for real life — whether it’s busy weekday mornings, casual dinners, or hosting friends and family. It connects effortlessly to the dining and living areas, so no one ever feels left out of the moment. Upstairs, you’ll find a comfortable retreat at the end of the day, with a primary bedroom that offers both privacy and space to unwind. Additional bedrooms make it ideal for a growing family, guests, or even a home office setup. Downstairs, the fully finished basement becomes your bonus space — the in floor heat makes it a cozy, flexible space, and ready for whatever you need it to be. Movie nights, a kids’ hangout, or a quiet escape… it’s all here. Step outside and you’ll discover a yard that invites you to slow down and enjoy — whether it’s summer BBQs, morning coffee, or watching the kids play. But what truly sets this home apart is how it lives. It’s not just the number of bedrooms or the square footage… it’s the feeling of having enough space for everyone, while still feeling connected. Located close to schools, parks, and everything Blackfalds has to offer — with an easy commute to Red Deer or Lacombe this is the kind of home where memories are made and everyday life feels just a little more special. If you’ve been waiting for a place that feels like home… this might be it.