GRASSROOTS REALTY GROUP

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5837 Park Street
Blackfalds, Alberta

MLS # A2300959

$420,000

Division:	Panorama Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,420 sq.ft.	**Age:**	2006 (20 yrs old)
Beds:	4	**Baths:**	2 full / 1 half
Garage:	Alley Access, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s), Landscaped, Underground Sprinklers		

Heating:	Central	**Water:**	-
Floors:	Carpet	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	R1M
Foundation:	Poured Concrete	**Utilities:**	-

Features: Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s)

Inclusions: Fridge, Stove, Dishwasher, BI Microwave, Window Coverings, Washer, Dryer, Central Vac & Attachments, Air Conditioner, Sump Pump, Garage Door Opener & 1 Control, Electric Garage Heater

Welcome to Blackfalds! This charming 2-storey home offers a warm and inviting layout with 4 bedrooms, 3 bathrooms, CENTRAL AIR CONDITIONING and a detached 24’ x 14’ GARAGE, all tucked into a cozy outdoor setting with excellent street appeal. A welcoming front porch and large windows create a bright first impression, while the OPEN CONCEPT main floor is filled with natural light and designed for comfortable everyday living. The kitchen features beautiful dark wood cabinetry contrasted by natural wood-look laminate flooring, a functional island, and stainless steel appliances. The living and dining areas overlook the expansive rear deck and sunny SOUTH-FACING BACKYARD, creating an ideal setup for entertaining or relaxing outdoors. THOUGHTFULLY LANDSCAPED with raised brick planters, shrubs, and a rustic retaining wall, the yard offers privacy and charm without requiring extensive maintenance. Watering the lawn doesn’t require manually moving sprinklers around with UNDERGROUND SPRINKLERS installed in the front & back yard. There is additional side yard space for a trampoline, RV or camper parking, and the seller will remove the shed to allow for even easier garage access and extra parking flexibility. Seller currently uses the garage for storage & has installed an exterior siding panel in front of the overhead garage door, which can easily be removed. Note: GARAGE IS INSULATED, DRYWALLED & HEATED. Inside, the main floor also includes a convenient 2-piece bathroom and a versatile bedroom or office with french doors. Upstairs, a stunning wall of windows brightens the staircase and landing area. The upper level offers convenient laundry, an oversized primary bedroom with a large walk-in closet and cheater access to the 4-piece bathroom complete with a soaker tub, plus an additional bedroom.

The basement is partially finished and provides excellent additional living space with a large family room, completed 4-piece bathroom, and a partially finished bedroom with extra storage or closet space. Most drywall, mudding, and taping have already been completed, leaving finishing touches such as flooring, ceiling, and paint for the next owner to personalize. A fantastic opportunity to own a spacious family home with great potential, functional outdoor space, and room to make it your own!

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