



**5209 Wilson Street
Blackfalds, Alberta**

MLS # A2304507



\$294,900

Division:	Downtown		
Type:	Residential/House		
Style:	Bungalow		
Size:	830 sq.ft.	Age:	1958 (68 yrs old)
Beds:	2	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Dog Run Fenced In, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R1L
Foundation:	Block	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Open Floorplan		

Inclusions: N/A

Welcome to this charming detached home located on Wilson Street in the growing community of Blackfalds. Situated on an oversized lot, this property offers incredible potential for those looking to expand, customize, or simply enjoy the extra outdoor space. Whether you've been dreaming of building a large garage, workshop, or creating your own backyard oasis, the possibilities here are wide open. The home itself is cozy and functional, making it an excellent option for first-time buyers, downsizers, or investors. Inside, you'll find a practical layout with plenty of natural light and comfortable living spaces ready to make your own. The basement remains unfinished, providing a blank canvas for your future development ideas. Add additional bedrooms, a family room, or a personalized space tailored to your needs—the choice is yours. Located in a quiet, family-friendly area, this property offers small-town charm with convenient access to nearby amenities, parks, and schools.