



**57 Spring Close
Blackfalds, Alberta**

MLS # A2308163

\$419,400



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|------------------|---|---------------|-------------------|
| Division: | Harvest Meadows | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,233 sq.ft. | Age: | 1998 (28 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Double Garage Detached, Off Street, RV Access/Parking | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Corner Lot, Street Lighting | | |

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|--------------------|--|-------------------|-----|
| Heating: | In Floor, Forced Air | Water: | - |
| Floors: | Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R1M |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Jetted Tub, Laminate Counters, Vinyl Windows | | |

Inclusions: china cabinet

Welcome home to this fully finished family home offering a functional layout, excellent parking and room for the whole family! From the moment you step inside you will appreciate the spacious front entry and bright open feel created by the vaulted ceilings and large west-facing living room window allowing an abundance of natural light to flow throughout the main level. The kitchen features oak cabinetry, stainless steel appliances, a cozy dinette area and garden doors leading to the east-facing deck — the perfect spot to enjoy your morning coffee or entertain family and friends. The main floor is home to three bedrooms including the primary bedroom complete with a 3 piece ensuite. The fully developed basement offers additional living space with two more bedrooms, a 3 piece bathroom, large family room and an oversized laundry room with separate access to the backyard — offering excellent functionality for busy families. Recent upgrades include vinyl flooring in the basement, fresh paint and baseboards in basement, shingles replaced on house and garage approximately 5 years ago, built in vacuum installed in 2023, a new hot water tank and a freshly painted deck. The backyard is fully fenced with back alley access plus additional side parking along the south side of the detached garage — ideal for RV parking or extra vehicle. The insulated detached garage is roughed in for in-floor heat. 220 power outlet and includes a garage door opener. Whether you are a first-time home buyer, downsizing or searching for more space for a growing family, this property offers incredible value and everything you need to feel right at home!