



GRASSROOTS

REALTY GROUP

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**4804 Landsdown Avenue
Blackfalds, Alberta**

MLS # A2308643



\$274,000

Division:	Blackfalds - Other		
Type:	Residential/Four Plex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,264 sq.ft.	Age:	1994 (32 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Garden, Landscaped		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R2

Utilities: -

Inclusions: shed

Welcoming as soon as you step off the sidewalk past the trees and fishpond. This very functional layout offers main floor living with a good sized living room into the kitchen then dining area. Lots of natural light. Main floor laundry, # bedrooms up with the primary being a very nice size! Lots of closet space. Basement is mostly finished. HWT 6 yrs old shingles 10 yrs, new flooring on stairs & in living room, fresh paint in some of the home, blinds 2 yrs old,