



**21 Valley Crescent
Blackfalds, Alberta**

MLS # A2312023



\$399,900

Division:	Valley Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,032 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Level, Rectangular Lot		

Heating:	In Floor Roughed-In, Forced Air	Water:	-
Floors:	Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: Fridge, Stove, Dishwasher, Microwave - BI, Blinds, Curtain Rods, TV Mount in Living Room

Welcome to 21 Valley Crescent — a 2010-built bi-level in Blackfalds' established Valley Ridge neighborhood, offering a four-bedroom, three-full-bathroom layout that's uncommon at this size and price point. Vaulted ceilings and a rock-faced fireplace anchor an open main living area filled with natural light. The kitchen features stainless appliances, a tile and stainless backsplash, and clean, neutral finishes that have held up well. The main floor includes the primary bedroom with a full ensuite, a second bedroom, and a four-piece main bathroom. The fully developed lower level is what sets this home apart. A second-bedroom walk-in closet, a four-piece tiled bathroom that brings the home to a true three-full-bath count, and a generous family/rec space create real flexibility for kids, guests, or a home office. A separate laundry/mechanical room and dedicated storage complete the level. Recent improvements include a full interior repaint in a soft light gray throughout the home and bathrooms (just completed), a 2020 refrigerator, a newer dishwasher, and a recent furnace control board replacement. Move-in ready, with no immediate spend required for the next owner. Walking distance to some great neighborhood features like multi-sport facility, out door bike track, and schools.