



GRASSROOTS
REALTY GROUP

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**87 Almond Crescent
Blackfalds, Alberta**

MLS # A2316680



\$390,000

Division:	Aspen Lakes West		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,305 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	City Lot		

Heating: In Floor Roughed-In, Forced Air

Floors: Carpet, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Open Floorplan

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1S

Utilities: -

Inclusions: Existing appliances and window coverings (AS IS), shed

Welcome to 87 Almond Crescent in Blackfalds, a well maintained and move in ready two story home offering three bedrooms, three bathrooms, and a functional family friendly layout in a quiet crescent location. From the charming covered front porch, step into a spacious entryway that leads into the bright open-concept main floor, designed for both everyday living and entertaining. The well appointed kitchen features granite countertops, quality appliances, a pantry, breakfast bar, ample cabinetry, and generous counter space for the home chef. The dining area is conveniently located off the kitchen with garden door access to the rear deck, complete with a gas line for your BBQ, making outdoor entertaining a breeze. The inviting living room is filled with natural light, and a convenient two piece bathroom completes the main floor. Upstairs, you'll find three comfortable bedrooms, including a spacious primary suite with a walk-in closet and private three piece ensuite. A full bathroom and the convenience of upper floor laundry make this level both practical and family friendly. The partially finished basement offers excellent future development potential with some completed walls already in place, abundant storage, and space for a recreation room, home office, gym, additional bedroom, and bathroom. A rough in for in-floor heat adds extra value and flexibility for future finishing plans. Outside, enjoy the fully landscaped and fenced backyard featuring a 10' x 12' deck, storage shed, and double gravel parking pad. Ideally located close to the Abbey Centre, parks, playgrounds, schools, and with easy access to Highway 2 and Highway 2A, this home offers the perfect combination of comfort, functionality, and convenience. A fantastic opportunity for first-time buyers, growing families, or investors alike. Some updates done by the current owners; Some updates recently

done; some painting, some new flooring , newer fridge, dishwasher and microwave, did the flooring, drywall, mud, paint and trim in basement.