



GRASSROOTS
REALTY GROUP

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**18 Copper Street
Blackfalds, Alberta**

MLS # A2318416



\$539,999

Division:	Cottonwood Estates		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,432 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Ya		

Heating:	Fireplace Insert, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-1M
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Double Vanity, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Sump Pump(s), Track Lighting, Walk-In Closet(s), Wet Bar		
Inclusions:	None		

Visit REALTOR® website for additional information. Welcome to this bright and inviting home backing directly onto green space in one of Blackfalds' growing and sought-after neighborhoods. Offering 1,432 sq ft of thoughtfully designed living space, a double attached garage, and a flexible layout with room for the whole family, this property combines beautiful views, an abundance of windows, and the functionality needed for everyday living. The spacious front foyer provides a welcoming first impression, with a short flight of stairs leading to the open-concept main living area. Large rear-facing windows overlook the green space behind the home, creating an airy atmosphere throughout. Designed for both everyday living and entertaining, the kitchen features a central island, stainless steel appliances, a pantry, and plenty of workspace.