



**101 Valley Crescent  
Blackfalds, Alberta**

**MLS # A2318759**



**\$369,000**

<b>Division:</b>	Valley Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	983 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Off Street, Parking Pad		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Pie Shaped		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Shed, Fire pit		

Fully finished walkout bungalow in Blackfalds. The covered southwest facing front porch welcomes you and leads into a generous entryway. The open-concept main floor features a good size living room, kitchen with plenty of cabinetry and an island with raised eating bar. A new microwave hood fan is on order and will be here prior to possession. Garden doors off the dining room lead to the top deck overlooking the backyard. The primary bedroom includes a walk-in closet and cheater door to the main floor 4-piece bathroom. A second bedroom completes this level. The walk-out basement is fully finished and offers a large living room with garden doors to the backyard and covered lower deck. This level also features two additional bedrooms, a 4-piece bathroom, laundry, and a big storage closet. The pie-shaped backyard is fully fenced and includes a retaining wall, firepit, garden shed and offers three parking spaces off the back alley. This home is close to schools, the Abbey Centre, and Valley Ridge Park and Ball Diamonds.