



**4612 Womacks Road  
Blackfalds, Alberta**

**MLS # A2319583**



**\$410,000**

<b>Division:</b>	Harvest Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	873 sq.ft.	<b>Age:</b>	1984 (42 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Garden, Gentle Sloping, Landscaped, Re		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate, Tile	<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>	RIM
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Animal Home, No Smoking Home, Storage, Vinyl Windows		

**Inclusions:** 2 raised aluminum garden beds

Well Maintained home close to schools and Abbey Center! If you are wondering what your next home looks like, here it is!! This beautiful home was completely renovated upstairs and down in 2008. From Custom Made Blinds and window coverings to the beautiful glass door knobs you will see beautiful upgrades throughout. The kitchen features gorgeous Alderwood Cabinets, Ceramic Tile Flooring, Lighted upper cabinets, desk area, dining room and a garden door out to the back yard. The Dishwasher and the Microwave are brand new. The main floor and entryway have Hardwood Flooring throughout with the exception of the spare bedroom, bath and kitchen. The upstairs windows were replaced around this time also, and the basement windows are brand new this spring. There are 2 bedrooms upstairs and the renovated bathroom features a deep bubble tub with handheld shower(the plumbing is there in the wall if converting to regular shower is wanted). The downstairs features a large family room area, 3rd bedroom, and a flex room which could be an office/craft room/or a 4th bedroom(has closet and window) Great spaces for any family. Outside is a gardeners paradise. Loads of perennial shrubs and flowers and 2 nice raised garden beds. The large deck offers a perfect place for entertaining and catching the afternoon sun. The deck and the back stairwell were just stained. The Shingles were replaced in 2022. There is also a 24x17 garage for you! This is a move in ready home - and it looks just like the one you've been dreaming about.