



**5111 Minto Street
Blackfalds, Alberta**

MLS # A2320658



\$414,900

Division:	Downtown		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,839 sq.ft.	Age:	1958 (68 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Garage Faces Front, RV Access/Parking		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Tile, Vinyl	Sewer:	-
Roof:	Fiberglass, Other	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Pantry, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar		

Inclusions: Fridge, stove, dishwasher, microwave, window coverings, Alarm system no contract, security cameras, hood fan, washer, Dryer, TV and wall mount in living room, bookshelf at bottom of basement stairs, grey shed.

An upgraded two storey with a front attached double garage! The curb appeal is accented by the refreshed siding and eaves (roughly 7 years ago). The front entryway greets you with vinyl tile flooring. Ceiling height kitchen cabinets (new in 2020) are complemented by full tile backsplash, stainless steel appliances, pot/pan drawers, appliance cupboards with pullouts & a pantry. The large eating area has patio doors out to the back deck. Relax in the living room next to the wood burning fireplace with painted brick surround on a feature wall backdrop. There is a 3 piece bathroom with main floor laundry hook ups (behind the shelf). Upstairs features 4 large bedrooms with laminate flooring. The primary bedroom has a fan and a walk in closet. The upper floor bathroom has a soaker tub with tiled surround and tiled countertops. The basement is fully developed (just needs flooring) with a family room featuring a wet bar, a den (no window) and a 3 piece bathroom. There is a separate entrance to the backyard. There is a nice sized yard with a garden, a deck, a pond and rv parking with a double gate. Renovations over the last 10 years: deck, siding, shingles, fence, pond, main floor and upper floor flooring, paint, kitchen, light fixtures, furnace, tank, appliances, garage doors & garage windows. When the eaves were replaced, all downspouts were ran to the road, the homeowner trenched and put in weeping tile and heat tape.