



**45 Winston Place
Blackfalds, Alberta**

MLS # A2321638



\$269,900

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|------------------|---------------------------------|---------------|-------------------|
| Division: | Harvest Meadows | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,310 sq.ft. | Age: | 2007 (19 yrs old) |
| Beds: | 3 | Baths: | 1 full / 1 half |
| Garage: | Parking Pad | | |
| Lot Size: | 0.03 Acre | | |
| Lot Feat: | Landscaped, Standard Shaped Lot | | |

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|--------------------|----------------------------|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 270 |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Vinyl Siding | Zoning: | R2 |
| Foundation: | ICF Block | Utilities: | - |
| Features: | Ceiling Fan(s) | | |

Inclusions: n/a

Charming End Unit 1,310 sq ft, 3-bedroom, 2-bathroom bare land condo townhouse, ideally located in Blackfalds — close to schools and parks, with a park right within the complex itself. The main level features a large living room with durable laminate flooring, anchored by a big bay window that fills the space with natural light and adds extra room to move. The kitchen offers a functional linoleum flooring, warm oak cabinetry, and a dinette area that leads directly out to the deck and a fully fenced, landscaped yard — great for morning coffee or evening relaxation. A convenient 2-piece bathroom completes the main floor. Upstairs, you'll find carpet on the stairs, in all three bedrooms, including a generously sized primary suite with his-and-her closets, along with a well-appointed 4-piece bathroom. The basement is undeveloped, giving you a blank canvas to finish to your taste, with the rough-in already in place for a third bathroom. Built with a Quad Lock insulated foundation for added energy efficiency, this home also includes 2 parking spaces right out front, plus visitor parking for guests. Low-maintenance living awaits with condo fees of just \$270/month, covering exterior maintenance, management, building & fire insurance, snow removal, and lawn care (excluding backyards). Pets are welcome with board approval. A wonderful opportunity for first-time buyers, investors, or anyone looking for an affordable, well-located home. See it for yourself!