



GRASSROOTS

REALTY GROUP

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**25 Winston Place
Blackfalds, Alberta**

MLS # A2321640



\$269,900

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:	Assigned, Parking Pad		
Lot Size:	0.03 Acre		
Lot Feat:	Landscaped, Standard Shaped Lot		

Heating:	Mid Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 270
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R2
Foundation:	ICF Block	Utilities:	-
Features:	Bathroom Rough-in, Laminate Counters, Vinyl Windows		

Inclusions: n/a

End unit townhouse situated across from a park with 2 parking spaces out front plus visitor parking. 3 bedrooms, 2 bathrooms, vinyl plank flooring throughout the main and upper levels with carpet on the stairs. A large bay window in the front living room offers an abundance of floor space and natural light. Oak cabinets with a dark stain in the spacious kitchen and appliances are included! 2 piece bathroom at the back entrance that leads to the deck and fenced yard. On the upper level, you will find a 4 piece bathroom, 3 bedrooms with a very spacious primary bedroom with his and her closets. The basement is undeveloped with RI for a 3rd bathroom. Great home for someone starting out or looking to downsize! Quad lock insulated foundation for energy efficiency, (warm in the winter, cool in the summer months)! Condo fee's of \$270 monthly include exterior maintenance, management, building & fire insurance, snow removal, lawn care (not in backyards). Pets are allowed with approval from the condo association. *Some of the photos have been virtually staged.