



**GRASSROOTS**

REALTY GROUP

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**4929 Westbrooke Road  
Blackfalds, Alberta**

**MLS # A2322344**



**\$399,900**

<b>Division:</b>	Harvest Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	892 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, Open Floorplan		

**Inclusions:** N/A

Welcome to this warm and move-in ready 5 bedroom, 2 bathroom bi-level in Harvest Meadows, one of Blackfalds's family-friendly communities. With 892 sq ft above grade, 2 bedrooms up, 3 bedrooms down, a fully finished basement, and new vinyl plank flooring throughout, this home offers the kind of flexible space that works beautifully for first-time buyers, growing families, or investors looking for a practical property with strong everyday appeal ~ The main floor feels bright, open, and inviting with vaulted ceilings and a front living room filled with natural light. The owner-added window benches bring extra charm and function throughout the home, creating cozy spots to read, relax, or simply enjoy the sunshine. The kitchen has been refreshed with freshly painted cabinetry, clean white finishes, black hardware, and a comfortable layout that connects easily to the dining area and covered rear deck ~ The primary bedroom is a great size with a feature wall and another window bench, while the second main floor bedroom works well for kids, guests, or a home office. The main 4-piece bathroom has also been freshened up with paint, mirror, and wainscoting for a clean, welcoming feel ~ Downstairs, the fully finished basement adds excellent living space with a family room, 3 additional bedrooms, and an updated 4-piece bathroom. Whether you need room for teenagers, guests, a playroom, workout space, hobbies, or work-from-home flexibility, this layout gives you options without sacrificing a second living area ~ The home also features hardwired speakers throughout and shingles replaced in 2021. Outside, the south-facing backyard has a sweet family-friendly feel with mature greenery, a covered deck, shed, and even a fairy garden that adds a little extra charm. There is plenty of space to relax, play, garden, or entertain, plus back lane access, off-street parking in the back for 3

vehicles, and future garage potential ~ Close to shopping, the Abbey Centre, downtown Blackfalds, and only about 10 minutes to Red Deer, this is a home that offers comfort, function, and a lifestyle that just makes sense.