



**4613 Westbrooke Road
Blackfalds, Alberta**

MLS # A2322565



\$424,900

Division:	Valley Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,282 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Interior Lot, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Pantry, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Microwave, Dishwasher, Washer, Dryer, Air Conditioner, Garage Built In's, Fridge in Garage, Garage Remotes, Hot Tub

This refreshed family home offers a great combination of space, comfort, and location in one of Blackfalds' most desirable neighbourhoods. Situated just a short walk to the Abbey Centre, parks, playgrounds, and walking trails, this property is well suited for families looking to enjoy everything the community has to offer. The main floor features a bright and functional layout with fresh paint throughout, a refreshed kitchen complete with a coffee bar, and plenty of natural light. Upstairs, you'll find three bedrooms, including a spacious primary retreat with a renovated ensuite and room to unwind at the end of the day. The fully finished basement adds valuable flexibility with a large bonus space that can be used as a family room, home office, gym, playroom, or hobby area, along with a convenient 3-piece bathroom. One of the standout features of this property is the oversized 26 x 28' detached garage. With built-in storage solutions and plenty of room for vehicles, tools, hobbies, or a workshop space, it offers the kind of functionality that is becoming harder to find. Whether you need extra storage, a place to work on projects, or simply more room than a standard garage provides, this space delivers. Outside, the backyard is designed for both relaxation and play, offering a large deck, covered sitting area, generous yard space, and a charming playhouse. It is the perfect setup for summer barbecues, family gatherings, or simply enjoying time outdoors. Additional features include A/C readiness and a pre-inspection already completed for added peace of mind. If you've been looking for a move-in ready family home with functional living space, an oversized garage, and a great location close to amenities, this one deserves a look.