



**37 Silver Drive  
Blackfalds, Alberta**

**MLS # A2322875**



**\$295,500**

<b>Division:</b>	Harvest Meadows		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	1,153 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Landscaped, No Back Lane		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows		

**Inclusions:** Security system,

WELCOME HOME - to this fully developed side-by-side duplex featuring 3 bedrooms. 1-4pc bath with dual access, walk-in closet off master, laundry room with appliances, gorgeous oak kitchen with tons of deep storage space and highlighted by pantry, separate, and bright dining area, and spacious living room with large bright windows. Basement boasts huge family room for the upstairs family, a full kitchen, 1-4 pc bath, living room, laundry area with washer and dryer, one bedroom with a private walk-out access. Suite is considered illegal. This property has a terrific story with regard to upgrades. ALL windows were replaced -upper in 2020 (low UV#2) and basement in June 2021. These windows have special manipulation for cleaning of the outside from the inside. Both Hot water tanks were replaced in 2015, shingles replaced in 2015 (30-35 yr shingle), security system installed through telus and shaw both up and down and does have a contract. Can be assumed at \$75/month or Seller will cancel but monitor, bell camera etc will remain and it will become an interior security not monitored. The paved driveway was completed in 2022. Covered front porch is 8X10 and shed is 10"x12". Outside Basement steps and entrance has a drain together with metal railing and gate.