



**149 Silver Drive  
Blackfalds, Alberta**

**MLS # A2323215**



**\$300,000**

<b>Division:</b>	Harvest Meadows		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	1 and Half Storey, Attached-Side by Side		
<b>Size:</b>	1,224 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, None, Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Vinyl	<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>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Ceiling Fan(s), See Remarks		

**Inclusions:** Stair lift, stair lift remote, all window coverings, electric fireplace in living room "as-is", gazebo, front ramp

Not a condo and NO CONDO FEES! Well maintained family or senior friendly home on a quiet street. Three large bedrooms plus a den and rec room, 2 full baths plus a roughed in third full bath, spanning across three developed floors! Recent updates include a new roof (2024) as well as newer laminate flooring, paint, a new stainless-steel fridge, deck, and workshop. The mobility accessories are included (ramp, stair lift, remote) if desired. The main floor features an expansive living room open to the dining room and kitchen, as well as a 3pc bathroom with stand-in shower and a large bedroom. Main floor laundry could be easily added (dryer electrical present) in the main floor mudroom. Upstairs holds another 2 large bedrooms and complete 4pc bathroom, accessible with the built on stairlift! The basement offers a lot of potential with your new touches, featuring a games/bonus room, a mostly finished &ndash; roughed in 3pc bathroom, and a den that could be called a fourth bedroom with proper egress modifications to the deck. This home features a large deck, a fully fenced yard, and a rear workshop with alley lane access. Affordable and functional: no condo fees, pet friendly, senior friendly, family friendly. This home simply can't be beaten at this price point! Please note that some of the images were enhanced virtually.