



**125 Winston Place
Blackfalds, Alberta**

MLS # A2323495



\$294,900

Division:	Harvest Meadows		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,235 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Alley Access, Concrete Driveway, Guest, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 270
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R2
Foundation:	ICF Block	Utilities:	-
Features:	Closet Organizers, Laminate Counters, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Hoodfan, Washer, Dryer, Bathroom Mirrors, Gazebo, TV Wall Mount in Garage, Garage Door Opener (No Remote)

Welcome to this freshly updated 2-storey townhouse across the street from the park. This warm and inviting home features modern vinyl plank flooring, fresh paint and new trims throughout. The main floor offers a bright, functional layout with a 2-piece bathroom and a spacious kitchen complete with oak cabinetry, a corner pantry, and a window over the sink looking into the yard. The open-concept dining and living areas create an easy, comfortable space for hosting and daily living. Upstairs, the generously sized primary bedroom easily fits a king bed and includes double closets. Two additional bedrooms and a four piece bathroom complete the upper level. The undeveloped basement provides excellent potential for future development, with a rough-in for a third bathroom already in place. The insulated concrete foundation adds energy efficiency and soundproofing. Enjoy the convenience and versatility of the single attached garage, currently set up as a home gym. Step outside onto the south exposed deck and into your fenced backyard with a gazebo and fresh landscaping perfect for relaxing or entertaining outdoors. Enjoy low-maintenance living with affordable condo fees of just \$270/month covering snow removal, reserve fund contributions, and professional management. Pets are welcome with board approval. A charming and affordable opportunity in a fantastic location, this Blackfalds townhouse is ready to welcome you home.