



**4917 Womacks Road  
Blackfalds, Alberta**

**MLS # A2323952**



**\$234,900**

<b>Division:</b>	Aspen		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	611 sq.ft.	<b>Age:</b>	1994 (32 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Street Lighting		

**Heating:** Forced Air, Natural Gas

**Floors:** Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Laminate Counters, Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R2

**Utilities:** -

**Inclusions:** Shed in backyard

NO CONFO FEES HERE !! Great 3 Bedroom, 2 Bathroom Townhouse, centrally located. Main floor is open and bright with a large kitchen, dining area, living room and a 2 piece bathroom. Lower level is home to the 3 bedrooms, a 4 piece bathroom, laundry and the utility room. Fenced backyard gives you some of your own space to relax in. There is space to park off street in the back. Close to schools, parks, shopping and the Multiplex Arena.