



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**85 Pinnacle Close
Blackfalds, Alberta**

MLS # A2324668



\$409,900

Division:	Pinnacle		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,273 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Garage Door Opener, Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Irregular Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Quartz Counters, Storage, Vinyl Windows		

Inclusions: Fridge, stove, dishwasher, microwave.

Quality built by Valley Mountain Homes, these brand new duplexes are located in a close on a big beautiful lot with room to build a second garage. Excellent floor plan with 1205 sq ft on 2 levels and an attached single garage. The main floor has 9' ceilings with an open style floor plan. The kitchen has flat panel melamine cabinets, full tile backsplash, quartz countertops and comes with the fridge, stove, dishwasher and hood fan. The eating area and living room have nice sized windows. There is a garden door out to the pressure treated wood deck that has aluminum railings and there is 6' high vinyl dividing fence between the units. There is a 2 pce bath on the main floor. Upstairs has 3 bedrooms, the primary is quite large and it has a 3 pce ensuite & walk in closet. The other 2 bedrooms share a 4 pce bath and there is upper floor laundry for your convenience. The WALKOUT basement is undeveloped. The furnace and hot water tank are high efficient.