



**4636 Womacks Road
Blackfalds, Alberta**

MLS # A2325537



\$389,900

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|------------------|--|---------------|-------------------|
| Division: | Harvest Meadows | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,034 sq.ft. | Age: | 1983 (43 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Few Trees, Front Yard, Interior Lot, Lawn, Level, Rect | | |

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|--------------------|----------------------------------|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R1M |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Granite Counters, Open Floorplan | | |

Inclusions: Stove, Fridge, Dishwasher, Microwave, Washer, Dryer, Garage Remotes

Welcome to this well-maintained family home in one of Blackfalds' most convenient locations. Just a short walk to the Abbey Centre, schools, parks, and walking trails, this property offers a great combination of comfort, privacy, and everyday convenience. The heated detached double garage provides plenty of room for vehicles, storage, or hobbies. Inside, you'll find a bright and functional layout with four bedrooms and two and a half bathrooms, including a spacious primary bedroom complete with its own two-piece ensuite. The fully finished basement offers plenty of flexibility for a family room, games area, home office, or whatever best suits your lifestyle. The wood-burning fireplace creates a warm and inviting place to gather during the colder months. The kitchen has been updated with newer appliances, and the addition of a water softener adds everyday comfort. Outside, mature trees create a private backyard setting, while the concrete patio is the perfect place to relax, entertain, or enjoy summer evenings. Pre-inspected for added peace of mind, this is a fantastic opportunity to own a move-in ready home in a location that's hard to beat.