



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**17 Stanford Boulevard
Blackfalds, Alberta**

MLS # A2326358



\$379,900

Division:	Harvest Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,145 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	3
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1M
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Pantry		

Inclusions: Fridge, stove, b/i dishwasher, hoodfan, window coverings, washer & dryer.

Great location! Covered front veranda and a large entrance way make this home very inviting. The main level has a bright and open massive living room, 2 beds and 2 bath, laundry area and wonderful kitchen! The primary suite will accommodate numerous large pieces of furniture plus it a wonderful ensuite with corner soaker tub and separate shower. There is a 2nd 4pce bath on the main plus hook-ups for main floor laundry. The oak kitchen is bright and spacious, with corner pantry, SS appliances, island with sink, pot/pan drawers and plenty of storage and space. The lower level has an additional bedroom, 4pce bath, massive family room and storage. There is also a second laundry area plus R/I HWT in-floor heat. The yard hosts a massive south facing deck two tiered deck and there is plenty of room to build the garage of your dreams!