



**4805 Womacks Road
Blackfalds, Alberta**

MLS # A2326763



\$384,900

Division:	Aspen		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,018 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1M
Foundation:	Poured Concrete	Utilities:	-
Features:	Recessed Lighting, Vinyl Windows		

Inclusions: Shed, fire-pit, gazebo, play set.

Welcome home! 4805 Womacks Road is a great place to start your home ownership journey!! There's nothing to do here except move in and enjoy - this fine home has experienced many recent upgrades including vinyl siding, vinyl windows, paint and flooring, and both main and basement baths! A bright front living room will welcome it's new owners, there is a lovely kitchen & dining area at the rear, the kitchen offers contemporary maple cabinets, ample counter space and plenty of storage. Three bedrooms on the main floor are ideal for young families, and there is a renovated 4pce main bath! The finished basement has a large family room, a perfect space for the kids to play, or a great space to use as a media, games or exercise room. There is a separate den downstairs, a 3pce bath and large utility/laundry room. The large yard is ideal to enjoy sunny afternoons, and a detached 24x26 heated garage takes care of parking and storage, or would make a perfect workshop! An ADDED BONUS is a rear concrete RV PARK PAD!! Other features of this fine home include a high efficiency furnace, newer hot water tank, storage shed, the deck gazebo stays and so does the play set, the Abbey Center and bmx park are a short walk away!