



GRASSROOTS
REALTY GROUP

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**17 Alderwood Close
Blackfalds, Alberta**

MLS # A2328264



\$529,900

Division:	Aspen Lakes West		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,217 sq.ft.	Age:	2014 (12 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Curtains, blinds & curtain rods

Welcome to this beautifully updated bi-level in the quiet, growing community of Blackfalds! Fresh white paint, modern lighting, and new vinyl plank flooring create a bright, inviting atmosphere throughout the main floor. The living room features a stunning shiplap feature wall with an electric fireplace. The open-concept kitchen offers trendy two-tone cabinetry, stainless steel appliances, a pantry, and plenty of space for everyday living and entertaining. The spacious primary bedroom includes a walk-in closet and a private 3-piece ensuite. Two additional bedrooms and a 4-piece bathroom complete the main level. The fully developed basement boasts a massive family/recreation room, two additional bedrooms, and another 4-piece bathroom. The generous laundry room offers the potential to be converted into a sixth bedroom, home office, or flex space if desired. Step outside to your own backyard oasis featuring a covered deck, storage shed, and meticulously maintained lawn—perfect for relaxing or entertaining. This move-in-ready family home has all the space and updates you've been looking for and is ready to welcome its new owners!