



GRASSROOTS
REALTY GROUP

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**4901A Womacks Road
Blackfalds, Alberta**

MLS # A2328828



\$265,000

Division:	Harvest Meadows		
Type:	Residential/Five Plus		
Style:	Bi-Level		
Size:	606 sq.ft.	Age:	1995 (31 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Alley Access, Off Street, Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Irregular Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, 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, Primary Downstairs, Quartz Counters, Recessed Lighting		

Inclusions: Fridge, stove, dishwasher, microwave, window coverings, washer, dryer, shed.

Welcome to this charming bi-level end-unit home with 2 bedrooms and 2 bathrooms. It is bright and functional. The spacious main floor features durable vinyl plank flooring, new lighting, updated paint & pot lighting. The living room has a large bay window that fills the home with natural light. The beautifully renovated kitchen (2025) Has an eatup bar, quartz countertops, tile backsplash, stainless steel appliances, and a stainless steel sink. The dining area easily accommodates a large table and provides direct access to the south-facing backyard, perfect for enjoying sunny days. The main floor bathroom has been refreshed with a new vanity and toilet. Downstairs, you’ll find a generous primary bedroom created by combining two rooms, offering extra-large closet space. You could convert it back to create a 3rd bedroom. Additional under-stair storage. A full 4-piece bathroom and a good-sized laundry area. Outside, enjoy a large fenced yard with garden space, a storage shed, and ample parking with two dedicated stalls plus additional front parking. Notable updates include shingles (2014), washer and dryer (2015), deck (2017), air conditioning (2020), hot water tank (2020), new front and back doors and new blinds. A fantastic opportunity for first-time buyers, downsizers, or investors looking for a well-maintained property with great value! Close to schools and all amenities.