



GRASSROOTS
REALTY GROUP

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4808 Landsdown Avenue
Blackfalds, Alberta

MLS # A2328947



\$305,000

Division:	Downtown		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,193 sq.ft.	Age:	1994 (32 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: na

This end-unit townhome in an established Blackfalds neighbourhood offers 1,196 sq ft of above-grade living space (RMS), 3 bedrooms, and 1.5 bathrooms. A full, partially finished basement adds further living space. As an end unit, the home has additional windows on one side compared to interior units in the same building. Recent updates include fresh interior paint and a new fence. The backyard faces west. Off-street parking is included. The property is part of a townhome complex with no condominium fees. The property is located near schools, playgrounds, and the Abbey Centre (indoor pool, waterslides, and indoor play space), as well as the Eagle Builders arena, the public library, and local parks and trails. Shopping and everyday amenities are within the immediate area. The property is a short drive north of Red Deer via the QEII corridor.