



GRASSROOTS
REALTY GROUP

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5204 Landsdowne Avenue
Blackfalds, Alberta

MLS # A2328956



\$337,000

Division:	Briarwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,118 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	3
Garage:	Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R1M
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Jetted Tub, Kitchen Island, Pantry, Sump Pump(s)		

Inclusions: N/A

This home offers a functional floor plan with plenty of potential. The main floor features an east-facing living room that welcomes the morning sun. The kitchen complete with an island and pantry, and access to the west-facing deck with stairs leading to the fenced backyard. Two bedrooms are located on the main level, including the primary bedroom with a 3-piece ensuite, along with an additional 4-piece bathroom. The walk-out basement provides additional living space with a third bedroom, a den, and a 4-piece bathroom featuring a separate shower and corner jetted tub. Located within walking distance of a neighbourhood park, this property offers a practical layout in a convenient location. A little sweat equity will go a long way here, with cosmetic updates such as paint and flooring offering an excellent opportunity to add value and make the home your own