



GRASSROOTS
REALTY GROUP

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**153 Westview Crescent
Blackfalds, Alberta**

MLS # A2329894



\$394,000

Division:	Harvest Meadows		
Type:	Residential/House		
Style:	Bi-Level		
Size:	975 sq.ft.	Age:	1987 (39 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1M
Utilities:	-

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer

DETACHED GARAGE | ORIGINAL OWNER HOME | BEAUTIFULLY MAINTAINED BI-LEVEL | A rare opportunity to own an original owner home that has been loved, maintained, and cared for since it was built nearly 40 years ago. Located in one of Blackfalds more established areas, this bi-level home was built in 1987 and has been MAINTAINED WITH PRIDE over the years. A warm and functional layout with a large yard and a 22' x 22' detached garage. The main floor features a welcoming living space, a huge kitchen, plenty of cabinet and counter space, and a layout that works perfectly for everyday living. The basement adds additional living room, storage, laundry room, 2 bedrooms (1 without a closet) and a bathroom. This home has seen a long list of thoughtful updates and maintenance over the years, including some: POLY-B REMOVAL (2020), Armstrong premium carpet installed (2020), Basement window (2021), Washer and Dryer (2021), Dishwasher (2026), Microwave (2019), Furnace cleaning (2022), Mannington laminate flooring (2014), ROOF SHINGLES REPLACED in (2011). The addition and upstairs windows were completed in (1994). Outside the property continues to impress with a beautiful cedar and PREFINISHED WOOD DECK completed in (2020) fully stained last year. The yard has been carefully enjoyed and maintained featuring 2 cherry bushes, established flower beds, perennials, shrubs, and flowers that bloom from spring through fall, all designed to offer great curb appeal with limited ongoing work. LAWN EDGING was also completed in (2017). The carpets were cleaned last year and have been professionally cleaned annually, showing the level of pride and care that has gone into this property. A fantastic opportunity to own a well-maintained Blackfalds home in a mature location with walking distance to: Gr 7-8 School (6

min walk), High School (8 min walk), Abbey Centre - OUTDOOR POOL (4 min walk), Eagles Builder Centre (Home Of Local BCHL Team), Ball Park, Mountain Bike Park, Gas Station, HIGHWAY 2, Grocery stores... Don't miss out on this property!