



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4804 Broadway Avenue
Blackfalds, Alberta

MLS # A2332455



\$389,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,102 sq.ft.	Age:	1974 (52 yrs old)
Beds:	5	Baths:	3
Garage:	Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Landscaped, Private		

Heating:	Central, Fireplace Insert, Forced Air	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub, Open Floorplan, Quartz Counters, Sauna, See Remarks, Separate Entrance, Steam Room		

Inclusions: Dishwasher, Electric Stove, Microwave, Refrigerator

Welcome to a beautifully updated home offering a fresh modern feel throughout. The bright main floor features stylish flooring, contemporary finishes, upgraded lighting, a striking feature wall with electric fireplace, and a beautifully updated kitchen complete with modern cabinetry, sleek countertops, NEW stainless-steel appliances and a stylish backsplash. The fully developed basement offers plenty of additional living space, perfect for a family room, recreation area or entertaining. With additional rooms and plenty of functional space, the lower level adds great versatility to the home. What truly sets this property apart are the private indoor hot tub and sauna, creating your own relaxing retreat at home. Outside, enjoy a mature, fenced backyard, covered rear deck, ample parking and a detached heated garage/workshop. A unique combination of modern updates, character and exceptional bonus features. This home is a must-see!