



GRASSROOTS
REALTY GROUP

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**18 Plumtree Crescent
Blackfalds, Alberta**

MLS # A2332919



\$409,900

Division:	Panorama Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,374 sq.ft.	Age:	2005 (21 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Alley Access, Heated Garage, Triple Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, Landscaped		

Heating:	In Floor, Forced Air	Water:	Public
Floors:	Linoleum, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: FRIDGE, STOVE, DISHWASHER, WASHER, WINDOW COVERINGS

FULLY DEVELOPED 5 BEDROOM, 3 BATHROOM BI-LEVEL ~ HEATED TRIPLE DETACHED GARAGE ~ IMMEDIATE POSSESSION AVAILABLE ~ Covered entry welcomes you and leads to a bright foyer with high ceilings ~ The spacious living room features large bay windows that overlook the front yard and fill the space with natural light ~ The kitchen comes well equipped with plenty of rich stained cabinets finished with crown moulding, ample counter space, a bar height eating bar, and a walk-in corner pantry ~ The dining room is perfect for hosting family gatherings and entertaining guests, with garden door access to the sunny west-facing deck and backyard ~ The expansive primary bedroom offers a private retreat with plenty of space for a king size bed and furniture, two closets, a convenient 2-piece ensuite, and a relaxing jetted soaker tub nestled within the bedroom space ~ Two additional main floor bedrooms offer generous space, ample closet storage, and a convenient location across from the 4 piece main bathroom ~ The fully finished basement offers exceptional additional living space with large above-grade windows and operational in-floor heating, and features a spacious family room with adjoining theatre room, two oversized bedrooms, a 4 piece bathroom, laundry, and ample storage space throughout ~ The fully fenced west facing backyard is situated on a large corner lot and offers excellent functionality with side street and back alley access ~ HEATED triple detached garage provides ample space for vehicles, storage, and hobbies ~ Located close to parks, playgrounds, walking trails and tons of shopping, dining and all other amenities.