



GRASSROOTS
REALTY GROUP

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74 Parkway Drive
Blackfalds, Alberta

MLS # A2334155



\$278,000

Division:	Panorama Estates		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,301 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Landscaped, No Neighbours Beh		

Heating:	Forced Air	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Garage Door Opener, Garage Door Remote

Opportunity awaits! This 3-bedroom, 2.5-bath townhome offers an attached garage, no condo fees, and a functional layout in a desirable location backing onto mature trees. The main floor features an open-concept kitchen, dining, and living area, while upstairs you'll find three bedrooms, including a spacious primary bedroom with a walk-in closet and cheater ensuite. The undeveloped basement provides excellent potential for future development. Priced to reflect the opportunity, this home is ideal for those willing to put some work in and reap the rewards. Whether you're an investor, renovator, or buyer looking to build equity, this property offers exceptional potential and the chance to transform it into something truly your own. With no condo fees, an attached garage, and a location that's hard to beat, this is a fantastic opportunity to add value and make this home your own.