



GRASSROOTS
REALTY GROUP

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4814 Lorne Avenue
Blackfalds, Alberta

MLS # A2334524



\$389,000

Division:	Downtown		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,055 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Driveway, Garage Faces Front, Paved, RV Access/		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R1M
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Pantry		

Inclusions: All Window Coverings, Remote

Welcome to this beautifully maintained 3-bedroom + den bungalow in the heart of Blackfalds! Situated on a spacious corner lot, this move-in-ready home offers modern updates, a functional layout, and an impressive detached double garage with additional RV parking. The bright main floor features a welcoming living room, an open kitchen with plenty of cabinetry and workspace, and a dining area perfect for family meals or entertaining. Three comfortable bedrooms and a full bathroom complete the main level. The partially finished basement adds valuable living space with a large family room, a versatile den that's ideal for a home office or hobby room, and plenty of room for future development. You'll appreciate the long list of ****RECENT UPGRADES****, including: Roof (2026), appliances (2026), furnace (2025), hot water tank (2025), triple-pane windows (2023), paved driveway (2023), washer & dryer (2022), Central Air Conditioning, gravel RV parking pad (2025) Outside, enjoy the fully fenced yard with a fire pit, low-maintenance landscaping, and a private deck. The oversized detached double garage, paved driveway, and RV parking provide exceptional space for vehicles, toys, and storage. Located close to schools, parks, shopping, and all of Blackfalds' amenities, this home offers comfort, convenience, and peace of mind with major updates already completed.