



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**5260 Lansdowne Avenue
Blackfalds, Alberta**

MLS # A2334845



\$275,000

Division:	Briarwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	999 sq.ft.	Age:	1996 (30 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Smoking Home, Storage		

Inclusions: Shed

Welcome home to this move-in ready 4-bedroom, 2-bathroom bi-level in one of Blackfalds' most convenient locations! Situated on a spacious corner lot, this home is just a short walk to the Eagle Builders Centre, Abbey Centre, parks, playgrounds, walking trails, schools, and the Community Gardens, making it an ideal location for families. An east facing covered front porch is perfect to enjoy morning coffee on. The bright main floor offers plenty of natural light, three bedrooms, and a full bathroom with a giant soaker tub. Downstairs you'll find a fourth bedroom, a second full bathroom with a walk in tiled shower, and space to develop a generous sized family room. Step outside to enjoy the fully fenced backyard featuring a freshly stained massive west facing deck that's perfect for summer BBQs, relaxing evenings, and entertaining. The corner lot offers extra yard space, has RV parking potential, and is fully fenced! Whether you're a first-time buyer, investor, or looking for more space, this home checks all the boxes in a fantastic Blackfalds location!