



GRASSROOTS
REALTY GROUP

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**157 Crimson Court
Blackfalds, Alberta**

MLS # A2335020



\$312,000

Division:	Cottonwood Estates		
Type:	Residential/Four Plex		
Style:	Bi-Level		
Size:	768 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: window coverings/blinds, shed

Attention all down-sizers, first time home buyers or anyone for that matter looking to buy an affordable home. This 3 bed 2 bath home could be yours to enjoy. On the upper level you will find a 4pc bath, primary bedroom plus an open floor plan featuring a kitchen with ample counter space, dining room and living room. Off the upstairs back door you will find a small deck with a privacy wall, small yard to enjoy plus a lower deck underneath the primary deck where one can sit to get out of the sun. One will find two off street parking stalls out back as well. Downstairs you will find two more bedrooms, 4pc bath, laundry, family room plus utility room. The bedrooms are bigger in the basement so your primary bedroom could be downstairs if you want. Great neighbourhood within walking distance to shopping and restaurants with a couple of schools a few blocks away. One of the best features of this home is that there are no condo fees!! So if you get a chance, come take a look.