



GRASSROOTS
REALTY GROUP

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**37 Sunrise Crescent
Blackfalds, Alberta**

MLS # A2342068



\$389,900

Division:	Harvest Meadows		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,126 sq.ft.	Age:	1992 (34 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Double Garage Detached, Heated Garage, Insulated, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1M
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub, Storage, Vaulted Ceiling(s)		

Inclusions: Fridge, Stove, Dishwasher, Microwave Hood Fan, Washer, Dryer, Window coverings, Fridge and Freezer in garage.

Located on a close, this front to back split level home is nicely designed. The living room is very bright and cheery with a bay window and vaulted ceiling. The kitchen has wood cabinets, full tile backsplash, lots of countertops- just done this July and it adjoins the eating area that has a bay window as well. Upstairs has 2 bedrooms; the primary is quite large and has a 3 pce ensuite. The main bath is a 4 pce with jetted tub. On the lower level, there is a very large family room with several windows, a gas fireplace (just serviced in 2025) and a 3 pce bath. The lower basement has 2 more bedrooms and the laundry area. The yard is fully fenced, there is a deck and a detached 26x24 garage.