



GRASSROOTS
REALTY GROUP

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**9 Lakeview Close
Blackfalds, Alberta**

MLS # A2342349



\$293,900

Division:	Laurel		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,320 sq.ft.	Age:	2000 (26 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, No Back Lane, No Neighbours		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 23
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters, Storage, Sump Pump(s), Suspended Ceiling, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Located on Lakeview Close in Blackfalds, this five-bedroom, three-bathroom townhouse provides an exceptional opportunity for first-time homebuyers and real estate investors alike. The well-designed two-storey layout features three bedrooms on the upper level and two additional bedrooms downstairs, offering an ideal setup for growing families, co-living arrangements, or premium rental income potential. Situated in a highly desirable, family-friendly area, this property places you just steps from the Abbey Recreation Centre, local schools, playgrounds, and the municipal trail system. Essential shopping options and rapid access to Highway 2 make commuting to nearby Red Deer seamless.