



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**107 Palmer Circle
Blackfalds, Alberta**

MLS # A2343212



\$369,900

Division:	Panorama Estates		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,357 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Insulated, Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage		

Inclusions: Fridge, Stove, Dishwasher, Microwave Hood Fan, Washer, Dryer, All Window Coverings, 1 Garage Remote

No condo fees! Located in popular Blackfalds, this like-new townhome was built by highly respected Abbey Platinum Homes and offers an excellent floor plan, impressive curb appeal and an attached garage. The bright, open main floor features 9' ceilings and a stylish kitchen with an abundance of cabinetry and countertop space, overlooking the spacious great room and dining area. The dining area opens onto the deck, complete with a gas line for your BBQ, and the south-facing backyard offers a peaceful setting with no neighbours directly behind! Upstairs, the family-friendly layout offers three bedrooms, including a spacious primary suite with a walk-in closet and private ensuite. The lower level is undeveloped and provides excellent flexibility for storage, a kids' playroom or future development. Quality features include triple-pane Low-E argon windows and R-50 attic insulation. With no condo fees, a great layout, attractive finishes and a location close to schools, parks and amenities, this is an excellent opportunity in a growing community just minutes from Red Deer!