



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

25 Lakeview Close Blackfalds, Alberta

MLS # A2343477



\$289,900

Division:	Laurel		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,277 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, RV Access/Parking		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 22
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters, Open Floorplan, Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Window Coverings, Washer, Dryer

Welcome to this charming 2-storey half duplex, ideally situated on a quiet cul-de-sac in Blackfalds! Offering the perfect blend of comfort, style, and convenience, this thoughtfully designed home features 3 spacious bedrooms, main-floor laundry area, and a functional layout ideal for today's lifestyle. The main floor welcomes you with a bright and inviting open-concept kitchen and dining area, creating the perfect space for entertaining guests or enjoying quality time with family. Large windows allow natural light to fill the space, while the well-designed kitchen offers ample cabinetry, plenty of counter space, and excellent functionality for preparing everyday meals. Just off the kitchen is the 2pc bath/laundry combo. Upstairs, you'll find 3 generous bedrooms, each complete with its own walk-in closet, providing an abundance of storage for clothing and personal belongings. A conveniently located full bathroom completes the upper level. Downstairs is a blank slate ready for your imagination. Step outside to enjoy the fully fenced backyard, offering a private outdoor retreat that's perfect for children, pets, summer gatherings, or simply relaxing and enjoying the fresh air. The quiet cul-de-sac location means minimal traffic and provides a peaceful setting that families are sure to appreciate. The location is another major highlight, with schools and the Abbey Centre within walking distance as well as parks, dog park, shopping, and a variety of local amenities all just minutes away.