



GRASSROOTS
REALTY GROUP

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**161 Crimson Court
Blackfalds, Alberta**

MLS # A2343580



\$309,900

Division:	Cottonwood Estates		
Type:	Residential/Four Plex		
Style:	Bi-Level		
Size:	768 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2
Garage:	Gravel Driveway, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Other, Shingle Siding, Stone, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Open Floorplan, Track Lighting		

Inclusions: Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked

OPEN HOUSE SEPT 12 1-4PM & SEPT 13 1-3PM Move right into this beautifully maintained townhouse with NO CONDO FEES! Offering 1,483.81 sq ft of FULLY DEVELOPED living space (including the finished basement) this home features an open-concept main floor with a modern kitchen offering ample cabinet space, stainless steel appliances, a large island with seating, and a spacious dining area that opens onto the back deck. The generous living room is perfect for relaxing or entertaining, while the primary bedroom offers plenty of space and comfort. Convenient main-floor laundry includes a washer and dryer that are only two years old. RECENT UPDATES include NEW dishwasher (within the last two weeks), vinyl plank flooring (2020), adding a fresh, modern feel throughout. Outside, enjoy a fenced backyard, deck, and room for kids, pets, or summer BBQs. An excellent opportunity for first-time buyers, downsizers, or investors looking for an affordable, move-in-ready home in a great Blackfalds location.