



GRASSROOTS
REALTY GROUP

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**212 Cedar Square
Blackfalds, Alberta**

MLS # A2344794



\$359,900

Division:	Cottonwood Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,003 sq.ft.	Age:	2010 (16 yrs old)
Beds:	2	Baths:	1
Garage:	Alley Access, Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER BLINDS, WINDOW COVERINGS, SHED

2 BEDROOM, 1 BATHROOM BI-LEVEL BUILT BY FALCON HOMES ~ ORIGINAL OWNER HOME IN PRISTINE CONDITION ~ GATED RV PARKING PAD ~ Beautifully landscaped front yard provides excellent curb appeal and welcomes you ~ Step inside to a sun-filled foyer featuring high ceilings and a generous coat closet~ The inviting living room showcases cathedral ceilings, lighted sconces, and floor to ceiling windows overlooking the front yard, filling the space with an abundance of natural light ~ The dining area features tile flooring and provides plenty of room for family meals or entertaining guests ~ The functional kitchen offers rich stained oak cabinetry with crown moulding, ample counter space, a counter-height eating bar, full tile backsplash, window above the sink, stainless steel appliances, large wall pantry, and garden door access to the deck with enclosed storage below ~ The spacious primary bedroom easily accommodates a king-size bed and additional furnishings, with excellent closet space ~ Second generous-sized bedroom with ample closet space is located nearby~ 4 piece bathroom conveniently situated between the bedrooms ~ The unfinished basement provides excellent potential for future development, featuring large above-grade windows, a layout ideal for a future family room and additional bedrooms, bathroom plumbing rough-in already in place, and convenient laundry ~ The fully fenced backyard offers excellent functionality with back alley access, enclosed storage beneath the deck, raised garden beds, a large parking pad, and an oversized RV gate providing easy access for recreational vehicles, trailers, or additional parking ~ Located steps to schools, parks, playgrounds, walking trails, with tons of shopping, dining and all other amenities close by ~ This original-owner, non-smoking, pet-free home has been lovingly maintained and is

move-in ready!