



GRASSROOTS
REALTY GROUP

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**13 Leung Place
Blackfalds, Alberta**

MLS # A2346034



\$269,900

Division:	NONE		
Type:	Residential/Five Plus		
Style:	Bi-Level		
Size:	733 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	2
Garage:	Assigned, Parking Lot, Paved, Stall		
Lot Size:	0.02 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn		

Heating:	Mid Efficiency, Forced Air, Natural Gas
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Concrete, Mixed, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, Laminate Counters, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	\$ 338
LLD:	-
Zoning:	R2
Utilities:	-

Inclusions: NONE

IMMEDIATE POSSESSION AVAILABLE for this renovated 3 bedroom, 2 bathroom town home! Looking for a home with all the work already done for you? This spacious townhome has undergone a transformation with new flooring, new appliances, new cabinet pulls, new door handles, new paint. You'll love the location, just steps from two schools, the Abbey Recreational Centre, baseball diamonds and shopping amenities. The main floor has an open dining room, kitchen living room design. A garden door off the dining room leads to a deck with your own fenced yard. A main floor bedroom and full 4 piece bathroom complete this level. The lower level has two additional large bedrooms, a full 4 piece bathroom with washer/dryer (brand new), a family room and a storage area. Two convenient assigned (paved) parking stalls are located right out the front door. Don't worry about snow removal, exterior maintenance and yard maintenance, this is all done for you and the condo fee is only \$338 per month. This home is truly turn key, don't delay!