



GRASSROOTS
REALTY GROUP

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**4608 Broadway Avenue
Blackfalds, Alberta**

MLS # A2347245



\$369,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	719 sq.ft.	Age:	1956 (70 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RIM
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions:	Electric Fireplace
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Welcome to this delightful 4-bedroom, 2-bath home that has undergone a stunning facelift from top to bottom. Main floor offers an open floor plan featuring a rustic arch that separates and accents the two areas. The new kitchen features stainless steel appliances and garden doors leading to a back deck. Enjoy a host of other upgrades including: 2 upgraded bathrooms, new windows, fresh paint & new flooring throughout, many new doors, all new light fixtures. New metal roof on garage and newer shingles on the house (believed to be 2024). Spacious backyard complete with a large deck, newly fenced yard, and a 14x32 garage with overhead doors on both ends, plus an attached workshop for all your projects. The long driveway provides ample parking space. Shingles on home believed to be 2024. This turnkey home is ideally situated close to schools and shopping on Broadway Avenue, offering convenience at your doorstep. A fantastic opportunity for anyone looking for comfort, style, and location.