



GRASSROOTS
REALTY GROUP

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110 CEDAR Square
Blackfalds, Alberta

MLS # A2348976



\$524,911

Division:	Cottonwood Estates		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,460 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Double Vanity, High Ceilings, No Smoking Home, Pantry, Walk-In Closet(s)		

Inclusions: FRIDGE , STOVE , DISHWASHER , MICROWAVE HOOD FAN , WASHER , DRYER , CEILING FAN(S)

A place to grow, play, and make memories! Welcome to this warm and inviting 3-bedroom, 2-bathroom modified bi-level in a family-friendly area on the east side of Blackfalds. With a practical layout and room for everyone, this home offers the kind of space that makes everyday family life a little easier. The fenced yard is ready for backyard adventures, summer BBQs, pets, and kids burning off some energy, while the double garage provides plenty of room for vehicles, bikes, toys, and all the gear that comes with a busy family. Location is a big part of the appeal, with schools, parks, shopping, recreation, and everyday amenities all close by. Whether it's walking the kids to school, heading out for an afternoon at the park, or enjoying a quiet evening together in the backyard, this home puts you close to the things that matter. If you're looking for a home where your family can put down roots, grow, and create years of memories, this one could be an awesome choice.