



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**4908 Moore Street
Blackfalds, Alberta**

MLS # A2350372



\$309,900

Division:	Downtown		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,137 sq.ft.	Age:	1959 (67 yrs old)
Beds:	3	Baths:	1
Garage:	Additional Parking, Alley Access, See Remarks, Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landscaping		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	27-39-27-W4
Exterior:	Concrete, Mixed, Other, Vinyl Siding, Wood Frame	Zoning:	C1
Foundation:	None, Other, Poured Concrete, See Remarks	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage		

Inclusions: Shed x2, Dog house

A unique opportunity in Blackfalds! Situated on a C1 commercially zoned lot, this charming 1959-1961 built bungalow offers approximately 1,137 sq. ft. of comfortable living space with 3 bedrooms, 1 full bathroom and plenty of possibilities for the future. The approximately 75' wide x 133' deep reverse pie-shaped lot narrows toward the rear and is fully fenced, with a back gate providing convenient RV parking. Inside, the home has seen numerous updates and is turnkey and ready to move into. Improvements over the years include windows, doors, shingles, paint, flooring and much more. The bright, open main living area connects the spacious living room, dinette and kitchen, creating an inviting space for everyday living. The kitchen features an island and includes the fridge, stove, dishwasher and an additional freestanding storage cabinet. The primary bedroom offers double closets and direct access to the rear deck. The full bathroom includes a tub/shower, toilet and sink, while two additional bedrooms complete the sleeping areas. A convenient main-floor laundry room includes the washer and dryer, hot water tank and storage cabinetry, with additional space that could function nicely as a pantry. The furnace has also been replaced and is located in the crawl space. The crawl space features dry sand below and a concrete foundation supporting the home. Outside, enjoy a mature, established lot with beautiful trees providing greenery, character and privacy. The spacious rear deck measures approximately 29' x 8'. There are two storage sheds measuring approximately 6.6' x 9.6' and 8' x 10', plus a doghouse. The attached single garage measures approximately 22' x 12' and has a separate exterior entrance rather than direct access from inside the home. The garage roof has been

redone and the shingles replaced. This could be an excellent option for a first-time buyer, single person, couple, downsizer or senior looking for a smaller detached home without the ongoing lot lease fees associated with many mobile-home communities. With 3 bedrooms, main-floor laundry and no basement stairs required for everyday living, this home packs a lot into its footprint. The C1 commercial zoning adds another interesting dimension to this property. Enjoy the home as it is, subject to permitted use, or investigate future redevelopment possibilities. Buyers are responsible for confirming zoning, permitted/discretionary uses, development requirements and future plans directly with the Town of Blackfalds and applicable authorities. Conveniently located in Blackfalds with access to shopping, services, schools and recreation, plus an easy commute to Red Deer and Lacombe. A rare combination of a move-in-ready home, mature treed lot, RV parking, storage and commercial zoning -bring your ideas and explore the possibilities!