



GRASSROOTS
REALTY GROUP

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124 Pioneer Way
Blackfalds, Alberta

MLS # A2351282



\$444,900

Division:	Panorama Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,395 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Faces Rear		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating: In Floor Roughed-In, Forced Air, Natural Gas

Floors: Carpet, Vinyl, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), Pantry

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: Fridge, stove, microwave hood fan, dishwasher, washer, dryer

Your morning coffee might taste a little better out here. Just off the primary bedroom, an east-facing balcony gives you a spot to catch the sunrise before heading downstairs to start your day ~ At 124 Pioneer Way in Blackfalds, the entire interior has just been painted, and new vinyl plank flooring runs through the main floor. You can move in knowing those jobs are already done and spend your first weekend getting settled ~ The bay window brings plenty of natural light into the living room, with space to stretch out on the couch after work. The dining area has room to gather for supper, and the kitchen keeps everything within reach with dark cabinetry, a walk-in pantry and a window overlooking the backyard. The fridge, stove, microwave and dryer are new in 2026, while the dishwasher and washer are from 2024. There's a half bath on the main floor, along with the convenience of main-floor laundry. Prefer to have your laundry downstairs? There are hookups in the basement too ~ Three bedrooms upstairs keep the little ones close at bedtime. The primary has double closets and room for a comfortable chair, plus direct access to that balcony. Open the door, get some fresh air and enjoy a few minutes to yourself. A four-piece bathroom completes the upstairs ~ Downstairs, the finished basement gives everyone a little breathing room. Put on the game, let the kids take over for movie night, or set up a desk away from the activity upstairs. A fourth bedroom and another four-piece bathroom give overnight guests their own space, or an older child a little more independence. Rough-ins for a wet bar and in-floor heat give you options to build on what's already here ~ The back door off the dining area opens onto a large deck, so it's easy to take supper outside or have friends over for a barbecue. The gazebo is included, and there's still plenty of lawn in the fenced yard, with a

pathway to the oversized detached double garage ~ The garage gives you somewhere to spend a Saturday working on a project, with the heat on and the game playing in the background. It's heated and drywalled, with an ecobee smart thermostat, 220V power, an air hose hookup and cable hookup for a TV. Wi-Fi locks let you control access from your phone, and the concrete floor has just been resealed. There's room for vehicles and a work area, with access from the back lane ~ The home has been professionally cleaned, along with the furnace and ducts. From the new appliances to the paint and flooring, there's plenty already taken care of here. Bring your furniture, unpack and make yourself at home.