



GRASSROOTS
REALTY GROUP

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57 Leung Place
Blackfalds, Alberta

MLS # A2353033

\$250,000

Division:	Panorama Estates		
Type:	Residential/Five Plus		
Style:	Bi-Level		
Size:	761 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Environmental Res		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 338
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan		

Inclusions: NA

UPDATED 3 BEDROOM, 2 BATHROOM WALKOUT BI-LEVEL BACKING ONTO A BEAUTIFUL TREED RESERVE! Whether you're a first-time buyer, looking to downsize, or searching for an investment property, this well-maintained townhouse is worth a look! The main floor has just been updated with BRAND NEW VINYL PLANK FLOORING, giving the space a fresh, modern feel. The bright, open-concept living, dining and kitchen area offers plenty of natural light, a functional kitchen with island, and access to the back deck. You'll also find a spacious primary bedroom and full 4-piece bathroom on this level. Downstairs, the FULLY FINISHED WALKOUT BASEMENT offers two additional bedrooms, a second 4-piece bathroom, laundry, and a comfortable family room, providing plenty of space for kids, guests, or a home office. Additional updates include NEW TOILETS, newer carpet, updated appliances, fresh paint, and an upgraded hot water tank. ONE OF THE BEST FEATURES IS THE BACKYARD SETTING! With NO NEIGHBOURS BEHIND, this property backs onto a beautiful treed reserve complete with a pond and an abundance of birdlife. Enjoy the peaceful surroundings and the morning eastern sunshine while sipping your coffee on the back deck, listening to the birds. A lovely little escape right in town! The fenced backyard and nearby walking paths add even more to this outdoor space. LOCATION IS A BIG BONUS! Within walking distance to schools, ball diamonds, the Abbey Centre, bike track, playgrounds, and walking trails, there's no shortage of activities nearby! Plus, with quick and easy access to Highway 2, commuting to Red Deer, Lacombe, or surrounding communities is a breeze. A fantastic opportunity to enjoy affordable homeownership, a peaceful natural setting, and all the conveniences of a family-friendly community!

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