



GRASSROOTS
REALTY GROUP

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**70 Palmer Circle
Blackfalds, Alberta**

MLS # A2218485



\$654,900

Division:	Panorama Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,607 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1M
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, and Microwave in Suite

Your BRAND NEW, FULLY DEVELOPED, two-story home awaits at 70 Palmer Circle. Featuring a BUILDER-FINISHED LEGAL SUITE, on a CORNER LOT that offers the perfect blend of space, convenience and income potential, ideal for families or savvy investors! The kitchen is finished with stylish two toned, soft-close cabinetry, quartz counter tops and a bright open floor plan complete with a convenient 2 piece bath right off the entry. Upstairs holds 3 bedrooms, including the primary with a spacious walk-in closet connected to the 3 piece ensuite. Downstairs is the 1 bedroom legal suite featuring its own private side entrance and laundry, modern finishings and high ceilings. This beautiful home is built by Award Winning Abbey Platinum Master Built and is located in the desirable Eastside area of Panorama Estates, away from the regular train and close to all of your shopping needs! Don't miss out on this unique opportunity to live well and invest wisely!