



**GRASSROOTS**  
REALTY GROUP

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**5210 Waghorn  
Blackfalds, Alberta**

**MLS # A2223101**



**\$364,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,188 sq.ft.	<b>Age:</b>	1974 (51 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Attached Carport, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Fruit Trees/Shrub(s)		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R1
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Skylight(s), Storage, Tile Counters		

**Inclusions:** Dishwasher x 2, fridge x 2, stove x 2, 1 rangehood, washer x 2, dryer x 2.

LEGALLY SUITED BUNGALOW in the charming community of Blackfalds is a fantastic addition to any property investment portfolio or an exceptional choice for a principal residence. This well-maintained 1188 sq ft 5 bedroom home features 2 legal suites (with completely separate entrances & laundry) with a private & attractive yard which creates a great setting for your personal retreat. On the main floor you have 3 bedrooms, a large 4 piece bathroom with a lovely sun-lit living room with access to a front deck where you can step outside to enjoy your morning coffee or unwind in the evening. The kitchen is the heart of your home, granting you an abundance of counter-space, tons of cabinetry, double sink, plus a wonderful breakfast bar; this kitchen supplies ample room for meal preparation & entertaining plus your appointed dining area. At the rear of the home is your own laundry area intended for the upper suite use, an additional closet and more storage. Here you have access to the attached carport with overhead door and furthermore to your backyard. Down the stairs is where you are pleasantly greeted with an additional suite equipped with a generous size kitchen w/ center island, living room and 2 more bedrooms. You have a 3 piece bathroom, designated lower suite laundry plus a substantial amount of storage. This home offers a perfect blend of pride of ownership, desirable location in the family friendly community of Blackfalds and is fantastic for many family living arrangements. Don't miss out on this opportunity to make it your own!