



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**5617 Park Street  
Blackfalds, Alberta**

**MLS # A2240651**



**\$455,000**

<b>Division:</b>	Panorama Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,120 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, RV Access/Parking		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Linoleum, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Ceiling Fan(s), No Animal Home, Storage

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R1L
<b>Utilities:</b>	-

**Inclusions:** Garage Door Opener and Control(s)

Move-in ready bilevel with an attached garage right in the heart of Blackfalds! Walk into a bright and freshly painted home with a large living room and gas fireplace right off the foyer. You'll fall in love with the dining room and kitchen filled with natural light and gorgeous oak soft-close cabinets. The newer tile backsplash and newer hood fan, stove, oven, and dishwasher are an added bonus. Just in time for Summer barbecues, the deck is right off the dining room and large enough for the whole family and a gas line hookup. Down the hall you will find a good sized bedroom, an updated 4 piece bathroom with tile flooring, and the king-sized primary with a huge walk-in closet and 3 piece ensuite. Spend your evenings in the newly finished basement that features tall ceilings, new potlights, new carpet, and a newly developed family/rec room! Downstairs also features 2 more large bedrooms (no closets), large laundry room, and a beautifully finished newer 4 piece bathroom with tile flooring. You'll also notice the unique custom storage space under the stairs with built in shelving for all your bins! The yard has room for the entire family and also has an RV gate! This home has been absolutely maintained over the years, you aren't going to want to miss this!