



GRASSROOTS
REALTY GROUP

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

**4712 Westbrooke Road
Blackfalds, Alberta**

MLS # A2240746



\$439,900

Division:	Harvest Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	929 sq.ft.	Age:	2006 (19 yrs old)
Beds:	5	Baths:	2
Garage:	Additional Parking, Alley Access, Double Garage Attached, Driveway, Heated		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1M
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Microwave, Dishwasher, Washer, Dryer, Garage Door Opener & Control, A/C Unit

A truly exceptional renovated bungalow nestled in a growing community. Step inside and be captivated by the abundant natural light that fills every corner, highlighted by a beautiful bay window that adds character and warmth. The heart of this home, the kitchen, is a chef's delight, boasting stylish maple cabinets, a convenient eating bar, and a sleek glass tile backsplash. Recent upgrades ensure a move-in ready experience, including air conditioning, dishwasher, washer & dryer in 2022, and a new microwave and fridge in 2025. This bungalow offers ample living space with two comfortable bedrooms located upstairs, complemented by a luxurious 4-piece tiled bathroom with quartz vanity. The fully developed basement significantly expands your living space. It offers three extra bedrooms, a versatile office/exercise room, and a convenient 3-piece bathroom with a quartz vanity. Beyond the interior, this property continues to impress. Enjoy effortless outdoor living with a fully functioning automatic sprinkler system keeping your fully fenced and beautifully landscaped backyard lush and green. The large two-tiered deck is perfect for entertaining or simply relaxing in the Alberta sun. For the car enthusiast or hobbyist, the attached 22x20 garage is a dream, complete with an overhead heater and a laundry sink. With back alley and gate access to the backyard, convenience is at your fingertips.