



GRASSROOTS
REALTY GROUP

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**239 Cedar Square
Blackfalds, Alberta**

MLS # A2245678



\$379,900

Division:	Cottonwood Estates		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Modified Bi-Level		
Size:	1,235 sq.ft.	Age:	2010 (15 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, No Neighbours Behind, Rectangular Lot,		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: fridge, stove, dishwasher, microwave, washer, dryer, blinds

IMMEDIATE POSSESSION AVAILABLE ~ FULLY DEVELOPED 2 BEDROOM, 2 BATH MODIFIED BI-LEVEL ~ ATTACHED GARAGE ~ New Furnace, hot water tank, flooring and paint throughout ~ 11' x 12' covered front veranda welcomes you and leads to a spacious foyer with a walk in coat closet and convenient access to the attached garage ~ Open concept main floor layout is complemented by large south facing windows and vinyl plank flooring that create a feeling of spaciousness ~ The kitchen offers a functional layout with plenty of dark stained oak cabinets, ample counter space including an island with a raised eating bar and a granite composite sink, full tile backsplash, and a walk in corner pantry ~ easily host large gatherings in the dining room with garden door access to the two tiered deck and backyard ~ 2 piece main floor bathroom ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture, has dual closets, and a cheater door to the oversized 4 piece bathroom ~ Second bedroom is also a generous size with ample closet space ~ Laundry is conveniently located on the upper level in it's own room ~ The fully developed basement with large above grade windows offers a large family room, tons of storage space, and roughed in plumbing for a full bathroom ~ 24' L x 14'6" W attached garage is insulated and finished with drywall plus a large driveway ~ The sunny south facing backyard is fully fenced with no neighbours behind, has a two tiered deck with storage space below, mature trees and a fire pit ~ excellent location, close to parks, playgrounds, walking trails, schools, shopping, dining and all other amenities ~ Immediate possession and move in ready!