



GRASSROOTS
REALTY GROUP

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

**52 Parkside Crescent
Blackfalds, Alberta**

MLS # A2247173



\$412,500

Division:	Panorama Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,067 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	3
Garage:	Triple Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Irregular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, All window coverings, Garge Door Opener (no controllers) Garage Shelving, Ceiling Fan

Welcome to 52 Parkside Crescent in Blackfalds! This home offers a perfect blend of comfort, convenience and functionality & ideal for anyone looking for extra garage space! Step inside to an open concept main floor featuring vaulted ceilings, laminate flooring throughout and plenty of cupboard space in the kitchen. Cooking is a breeze with these 4-year-old appliances and make sure you check out the hands-free kitchen tap (wave your hand under the nozzle). The bright and airy layout includes 2 bedrooms upstairs, plus a 3-piece ensuite and additional 4-piece main bathroom. The fully finished basement offers even more space with a third bedroom (the only carpeted room in the home), the 9'6 X 9'9 den which has a window but no closet, a second 3-piece bathroom and a walk-up entrance to the backyard — perfect for guests or your older kids to sneak in late at night. Stay comfortable year-round with on-demand hot water(2021), infloor heat and central A/C. The west-facing backyard is fully fenced and ready for those sunny summer evenings. Car enthusiasts and hobbyists will love the massive 29' x 32' detached garage, complete with two 8' overhead doors for easy access. We also have RV parking - 40' to park your camper, boat or whatever. Situated in an ideal location directly across from Centennial Park's walking trails, and just minutes from Highway 2A and all the shopping you need, this home truly checks all the boxes.