



GRASSROOTS
REALTY GROUP

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38 Woodbine Avenue NW
Blackfalds, Alberta

MLS # A2247904



\$484,900

Division:	Harvest Meadows		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,322 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3
Garage:	220 Volt Wiring, Concrete Driveway, Double Garage Attached, Heated Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Dog Run Fenced In, Front Yard		

Heating: In Floor, Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Laminate

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Brick, Vinyl Siding

Foundation: Poured Concrete

Features: Ceiling Fan(s), Central Vacuum, Kitchen Island, Laminate Counters, Open Floorplan, Pantry

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1M

Utilities: -

Inclusions: N/A

Your next chapter starts here with this charming 4-bed, 3-bath bi-level home in Blackfalds. This beautifully maintained 1,322 sq ft residence features timeless oak trim and blends classic charm with modern convenience. Vaulted ceilings and an open-concept layout create a seamless flow between the kitchen, living room, and dining area, ideal for entertaining or relaxing family evenings. Natural light enhances the warm wood accents and welcoming atmosphere. With 4 bedrooms and 3 full bathrooms, there's ample space for families, guests, or a dedicated home office. The bi-level design provides both privacy and functionality throughout the home. Heated floors in the basement and garage offer comfort during Alberta winters, whether you're working in the garage or unwinding downstairs. The garage is wired for 220V and heated, ensuring year-round usability and workshop potential. Smart storage solutions and a thoughtful layout provide room to grow. The backyard is a blank canvas ready for your vision, whether it's a garden, play area, or outdoor entertaining space, the potential is yours to shape. Located in a quiet, friendly neighborhood with easy access to nearby schools, playgrounds, and scenic walking paths, this home offers the perfect balance of tranquility and convenience. New fence installed along rear of property as well as new side gates.