



GRASSROOTS
REALTY GROUP

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**17 Cedar Crescent
Blackfalds, Alberta**

MLS # A2253462



\$404,900

Division:	Cottonwood Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	935 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	2
Garage:	None		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	In Floor Roughed-In, Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, Pantry, Vaulted Ceiling(s)		

Inclusions: Refrigerator, stove, dishwasher, microwave, window coverings, washer/dryer, cabinet in laundry room, shed

Pride of ownership shines here! This immaculate fully finished bi-level has been beautifully maintained and is move-in ready. Freshly painted throughout, this home offers comfort, style, and functionality from top to bottom. The main floor features a spacious living room with newer carpet, alongside a bright kitchen and dining area finished with vinyl plank flooring. The kitchen is equipped with brand-new appliances (2025), a raised eating bar, and a double sink, with direct access through the garden door to the covered back deck—perfect for year-round enjoyment. The fully fenced yard includes a storage shed and cozy fire pit area. Also on the main level are two bedrooms and a 4-piece bathroom. The lower level is fully finished with large windows that keep it bright and welcoming. Enjoy a generous family room, laundry space, two additional bedrooms, and another full 4-piece bathroom. Additional highlights include rough-in for in-floor heat in the basement, storage under the deck, and a high-efficiency furnace. Conveniently located close to schools, dining, and amenities, this home is the complete package—immaculate inside and out, and ready for its new owners!