



GRASSROOTS
REALTY GROUP

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**5857 Park Street
Blackfalds, Alberta**

MLS # A2255594



\$459,900

Division:	Panorama Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,375 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Additional Parking, Alley Access, Concrete Driveway, Double		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1M
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, WINDOW COVERINGS, SHED (2), GARAGE DOOR OPENER & CONTROL, GAZEBO/PERGOLA

FULLY DEVELOPED 4 BEDROOM, 4 BATHROOM 2-STOREY ~ ORIGINAL OWNER HOME ~ HEATED DOUBLE ATTACHED GARAGE ~ SOUTH FACING BACKYARD W/ALLEY ACCESS & RV GATE ~ Covered front veranda overlooks the front yard and leads to the welcoming foyer ~ The open concept main living space creates a feeling of spaciousness ~ The living room is a generous size and has a large picture window overlooking the deck and backyard ~ The kitchen offers a functional layout with plenty of warm stained wood cabinets, ample counter space, full tile backsplash, corner pantry and an eating bar ~ Host gatherings with ease in the dining room featuring another large window that fills the space with natural light, and garden door access to the two tiered deck with a pergola ~ 2 piece main floor bathroom ~ Conveniently located main floor laundry with built in cabinets and easy access to the garage ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture, has a walk in closet with built in organizers and a 4 piece ensuite ~ 2 additional bedrooms located on the same level as the primary bedroom are both a generous size with ample closet space, and have easy access to a 4 piece bathroom ~ The fully finished basement offers a family room, 4th bedroom, 4 piece bathroom and space for storage ~ Other great features include; Shingles replaced within the last year, UV window covers on the south facing windows, central vacuum, original owner home ~ The double attached garage is heated, insulated, finished with drywall, has 220V wiring and a man door to the backyard ~ The sunny south facing backyard is landscaped with well established trees, shrubs and perennials, has two sheds, and is fully fenced with alley access and an RV gate with plenty of space to park your RV or toys ~ Located steps to a walking

trail system, multiple parks, schools, playgrounds, and shopping ~ Immediate possession and move in ready!