



GRASSROOTS
REALTY GROUP

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

**5224 East Avenue
Blackfalds, Alberta**

MLS # A2257042



\$325,000

Division:	Downtown		
Type:	Residential/House		
Style:	Bungalow		
Size:	836 sq.ft.	Age:	1965 (60 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R1L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Natural Woodwork, Pantry, Vinyl Windows		

Inclusions:	Shelves in garage
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This move-in ready BUNGALOW features an OPEN CONCEPT main living area with custom woodwork throughout, plenty of natural light and is completely carpet-free! There are 2 bedrooms on the main floor, with 2 rooms downstairs (may not meet current egress standards) and additional den area providing great versatility. The fully fenced backyard is perfect for relaxing or entertaining, complete with a covered patio/lounge area and bonus storage above. There is OFF-STREET PARKING for two vehicles at the rear and an OVERSIZED HEATED DOUBLE GARAGE with a designated work area making this home a hobbyist or handyman's dream. The location is ideal for community-oriented or active people—right behind Tayles Water Spray Park, the kids can enjoy endless summer days cooling off right outside the back door and you have a front-row view of the Christmas light display in winter. Eagle Builders Centre, shopping and dining are all just a short walk away. Recent upgrades include newer windows (upstairs) and newer shingles.