



GRASSROOTS
REALTY GROUP

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**66 Westview Crescent
Blackfalds, Alberta**

MLS # A2257625



\$425,000

Division:	Harvest Meadows		
Type:	Residential/House		
Style:	Bi-Level		
Size:	995 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Corner Lot, Garden, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Storage, Vinyl Windows		

Inclusions: None

Welcome to this charming 995 sq. ft. bi-level located in the quiet bedroom community of Blackfalds. Perfectly situated on a desirable corner lot, this home stands out for its curb appeal and meticulous upkeep, both inside and out. The well-maintained yard offers plenty of space to enjoy a small garden while the beautifully built garage adds value, convenience, and practicality for storage or hobbies. Step inside to discover a warm and inviting layout with large windows bringing in natural light. The peninsula-style kitchen is both stylish and functional, offering extra counter space and a great flow for cooking and entertaining. This home shows pride of ownership throughout, making it move-in ready for its next family. Whether you're enjoying the peaceful family neighborhood or enjoying the thoughtful design indoors, this property is a wonderful opportunity to settle into a great community. 4 beds/2 bath, Recently updated! Fantastic location near schools and Recreation! High Efficiency furnace! Water softener! Epoxy garage floor! Vinyl Windows! Both bathrooms are updated! This property won't last! Quick Possession available!