



GRASSROOTS
REALTY GROUP

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**136 Briarwood Crescent
Blackfalds, Alberta**

MLS # A2259941



\$415,000

Division:	Briarwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	921 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R1M
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home, Storage, Vinyl Windows		

Inclusions: .

Charming 4 Bedroom, 2 Bathroom Bi-Level Home with Detached Double Garage! This beautifully maintained home features a bright and inviting main floor with a cozy living room, spacious kitchen with updated appliances and island, plus two generous bedrooms. The lower level offers a large rec room, two more bedrooms, a 3-piece bathroom, and plenty of storage. Enjoy a fully fenced backyard with a deck, cherry trees, RV parking, and back alley access. Additional upgrades include new shingles (2019), a newer furnace, central vac, and an insulated double garage with 220v power. Perfect blend of comfort, space, and value