



GRASSROOTS
REALTY GROUP

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**6 Coachill Street
Blackfalds, Alberta**

MLS # A2261518

\$389,900



Division:	Cottonwood Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,245 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R1M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Pantry		

Inclusions: N/A

Don't let this incredible chance slip away to acquire an affordable home where you can grow your own equity. This remarkable property is situated in a sought-after neighborhood in Blackfalds, conveniently located near parks and schools. It boasts a large, bright living room adorned with rich hardwood floors, a generous kitchen equipped with plenty of cupboard and counter space, as well as gleaming stainless steel appliances and a convenient breakfast bar. The main floor also includes three well-sized bedrooms, featuring a spacious primary suite complete with a walk-in closet and a private three-piece en suite bathroom. The basement is partially finished, with all rooms framed and some electrical work already completed, offering you the perfect opportunity to enhance your home and build value through your own efforts. Enjoy a roomy rear deck and a fully fenced, landscaped backyard with space for two vehicles. This home is in excellent condition and awaits its new owner!