



GRASSROOTS
REALTY GROUP

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**4949 Westbrooke Road
Blackfalds, Alberta**

MLS # A2262964



\$325,000

Division:	Valley Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,231 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Kitchen Island, Laminate Counters, Pantry, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R2
Utilities:	-

Inclusions: Shed, electric fireplace

****Spacious Half Duplex with Large Lot and Beautiful Upgrades!**** No Condo fees! This home is perfect for families or anyone seeking comfort and functionality. Step into a the bright, welcoming entryway, featuring a stylish wainscot accent wall. The living room offers a cozy atmosphere with a bay window, built-in cabinets and shelving, and a charming electric fireplace. The family-sized kitchen is ideal for cooking and entertaining, complete with ample counter space plus an island and a pantry. The adjoining dining area overlooks the fenced backyard, creating a perfect setting for family meals. The back entrance provides convenient access to the laundry area and a main floor bathroom. Upstairs, you'll find a spacious primary bedroom with a wall-length closet, two additional bedrooms, and a large 4-piece bathroom featuring a linen closet for extra storage. The fully finished basement adds even more living space, including a family room, fourth bedroom, and a recently updated 3-piece bathroom with new tile, vanity/sink and toilet. Other upgrades include, new carpet on stairs and 2nd level and new toilets in all bathrooms. Enjoy outdoor living in the private fenced yard, perfect for kids or entertaining guests on the large deck. The storage shed has electricity plus there's two parking spaces off the back alley. Stay comfortable in the summer months with central air conditioning!