



GRASSROOTS
REALTY GROUP

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**5210 Waghorn
Blackfalds, Alberta**

MLS # A2264594

\$349,000



Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,188 sq.ft.	Age:	1974 (51 yrs old)
Beds:	5	Baths:	2
Garage:	Driveway, RV Access/Parking, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Fruit Trees/Shrub(s), Private		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R1
Foundation:	Block	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Skylight(s), Storage, Tile Counters		

Inclusions: N/A

LEGALLY SUITED BUNGALOW in the charming community of Blackfalds is a excellent addition to any property investment portfolio or an incredible choice for a principal residence. Nestled conveniently between the city of Red Deer (14 kms) and Lacombe (12 kms) this property offers an exceptional location, perfect for easy commutes to further amenities yet cherishing the tranquility of small-town life which is ideal for families, professionals, and retirees alike. This well-maintained 1188 sq ft 5 bedroom home features 2 legal suites (with completely separate entrances & laundry) with a private & attractive yard which creates a great setting for your personal retreat with a covered rear patio. On the main floor you have 3 bedrooms, a large 4 piece bathroom with a lovely sun-lit living room with access to a front deck. The kitchen is the heart of your home, granting you an abundance of counter-space, tons of cabinetry, double sink, plus a wonderful breakfast bar; this kitchen supplies ample room for meal preparation & entertaining plus your appointed dining area. At the rear of the home is your own laundry area intended for the upper suite use, an additional closet and more storage. Down the stairs is where you are pleasantly greeted with a suite equipped with a generous size kitchen & center island, living room and 2 more bedrooms. You have a 3 piece bathroom, designated lower suite laundry plus a substantial amount of storage. With the colder climate on the horizon this home features a valuable & convenient attached garage with direct access into your home and storage galore. This seamless transition from car to home makes our winter months much more pleasant. This home offers a perfect blend of pride of ownership, desirable family friendly location and is fantastic for many family living arrangements. Don't miss out on this opportunity to make it your own!

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