



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**13 Adina Close
Blackfalds, Alberta**

MLS # A2265549



\$549,900

Division:	Aspen Lake		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,192 sq.ft.	Age:	2013 (13 yrs old)
Beds:	5	Baths:	3
Garage:	Alley Access, Double Garage Attached, Driveway, Garage Door Opener, Heat		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Lan		

Heating:	Forced Air, Natural Gas
Floors:	Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stone, Vinyl Siding
Foundation:	Poured Concrete
Features:	High Ceilings, Kitchen Island, Pantry

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1M
Utilities:	-

Inclusions: Refrigerator x 2, stove x 2, Microwave x 2, Dishwasher x 2, Washer/Dryer x 2

Welcome to this beautifully maintained 3-bedroom home with a spacious LEGAL 2-bedroom suite in the heart of Blackfalds! Located on a quiet close near schools, parks, the Abbey Centre and shopping. This property offers both comfort and income potential. The main home features spacious bedrooms, durable vinyl plank flooring throughout, hot water on demand, and a stunning new fireplace feature wall with custom shelving. Step outside to enjoy the newer deck space, complete with privacy walls—perfect for relaxing or entertaining. Heated, and insulated double garage.The LEGAL suite is fully self-contained with its own hot water on demand system, spacious layout, and freshly painted. Offers vinyl planking throughout, storage and laundry room. With ample parking, thoughtful upgrades, and a prime location, this property is well maintained and ready to view!