



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, Hea		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Lan		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1M
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Pantry		

**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!