



GRASSROOTS
REALTY GROUP

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**21 Piper Close
Blackfalds, Alberta**

MLS # A2265593

\$339,900



Division:	Panorama Estates		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,298 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Concrete, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Stove, Fridge, Dishwasher, Range Hood, All Window Coverings, Washer, Dryer, Garage Door Opener

Located on a quiet close in Blackfalds, this two-storey half duplex offers an excellent opportunity for first-time buyers or investors alike. The main floor features a bright and comfortable living room, a well-appointed kitchen complete with a pantry, and a garden door leading out to the fully fenced, south-facing backyard—perfect for evening sun and outdoor enjoyment. Upstairs, you’ll find three good-sized bedrooms and a spacious four-piece bathroom, ideal for family living. The single attached garage provides added convenience and protection from the elements, while the wide-open basement is ready for your personal touches and future development. With no condo fees, this property is an affordable and practical choice in a great family-friendly location.