



GRASSROOTS
REALTY GROUP

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22 Woodbine Avenue
Blackfalds, Alberta

MLS # A2265599



\$389,900

Division:	Harvest Meadows		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,060 sq.ft.	Age:	2007 (18 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1M
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s)		

Inclusions:	N/A
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This inviting 5-bedroom, 2-bathroom bi-level home is perfect for families seeking space, comfort, and value. The moment you step inside, you'll appreciate the vaulted ceilings and bright open layout that make the home feel airy and spacious. The main floor features new laminate flooring, along with fresh paint in select areas, giving the home a clean and modern touch. With three bedrooms on the main level and two more downstairs, there's room for everyone—whether you need space for family, guests, or a home office. Outside, enjoy a good-sized, fully fenced backyard, ideal for kids, pets, and outdoor gatherings, plus off- street parking for added convenience. Thoughtfully maintained and move-in ready, this charming property combines modern updates with a functional floor plan in a quiet, family-friendly neighborhood.