



**GRASSROOTS**  
REALTY GROUP

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**66 Stanford Boulevard  
Blackfalds, Alberta**

**MLS # A2270843**



**\$310,000**

<b>Division:</b>	Harvest Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,053 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Interior Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Laminate Counters, Open Floorplan, Pantry, Separate Entrance, Storage, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Situated in the growing community of Blackfalds, this property offers a solid opportunity for first time buyers or investors looking to build equity. Located close to parks, playgrounds, walking paths, schools, shopping, and the Eagle Builders Centre, this bungalow sits in a convenient, well established neighbourhood. The main floor features hardwood flooring, vaulted ceilings, and an open concept layout that provides a bright and functional living space. The kitchen offers oak cabinetry and ample storage, and the adjacent dining area flows comfortably into the living room. Two bedrooms are located on the main level, including a nicely sized primary suite with a walk-in closet. A full 4-piece bathroom completes the main floor. The basement is partially finished to the drywall stage, giving you a head start on future development. Two framed and drywalled bedrooms are in place, along with a laundry room and a rough-in for a future bathroom, offering flexibility for renovation or investment purposes. Outside, the large backyard offers ample space for a future detached garage with back alley access, and the space is partially fenced for added privacy. A hot water tank replaced approximately two years ago adds value and peace of mind.