



GRASSROOTS
REALTY GROUP

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**313 Westridge Drive
Blackfalds, Alberta**

MLS # A2270946



\$399,900

Division:	Harvest Meadows		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,029 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Garage Faces Front, Off Street, RV Access/Parking, Sing		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Low Maintenance Landscape,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-1L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Laminate Counters, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s)		
Inclusions:	N/A		

LOCATION, LOCATION, LOCATION! Situated on a huge lot, this fully finished bi-level sits across from a beautiful pond and park space with paved walking paths, and is just a short walk from playgrounds and the Abbey Centre! Features and recent upgrades in this home include newer vinyl plank flooring, updated baseboards, shingles (2019), hot water tank (2022), central A/C (2022), composite decking, vaulted ceilings, and more! Stepping inside, the front entry leads up to a large living room with a cozy gas fireplace and a view of the pond across the street. The kitchen features oak cabinetry, stainless steel appliances including a gas stove, a pantry, and an eating bar that opens directly into the dining area where a garden door leads to the back deck. Down the hall, you'll find a nicely sized kids' bedroom, the main 4 pce bathroom, and a spacious primary suite with dual closets and a private 3 pce ensuite. The fully finished basement offers a large rec room, two additional bedrooms, another 3 piece bathroom, and plenty of storage space. Outside, this large fully fenced yard has ample room to add RV parking, and the back deck has been updated with composite decking, and there's enclosed storage underneath along with a large shed. The single attached garage is insulated and boarded, and the large driveway offers additional off street parking. Quick possession is available.