



GRASSROOTS
REALTY GROUP

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**89 Silver Drive
Blackfalds, Alberta**

MLS # A2271606



\$279,900

Division:	Harvest Meadows		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	851 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters, Pantry, Storage, Vinyl Windows		

Inclusions: Fridge x2, Stove x2, Dishwasher, Hoodfan, Washer, Dryer, Window Coverings

MOVE IN READY HALF DUPLEX IN BLACKFALDS. Excellent starter home or revenue potential here. You'll appreciate the neutral paint colors throughout with a bright open concept floor plan. The functional kitchen offers all appliances, ample cabinet & counter space, and a window above the sink for additional light. Enjoy the spacious living & dining space with large sliding patio doors to the west exposed deck. Full four piece bathroom and two bedrooms complete the main floor. The lower level is completed and features a convenient kitchenette, extra large bedroom, four piece bath and roomy family room. East exposed back yard is low maintenance with a large gravel parking pad which allows for multiple vehicles to park and a small RV or trailer. Recent updates include shingles in 2023 and recycled rubber on the front sidewalk and steps. This a convenient location with just a short walk to all downtown amenities, hockey arena and the Abbey Center.