



**GRASSROOTS**  
REALTY GROUP

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**4804 Broadway Avenue  
Blackfalds, Alberta**

**MLS # A2271760**



**\$237,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,097 sq.ft.	<b>Age:</b>	1974 (51 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Single Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	See Remarks	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	R1M
<b>Foundation:</b>	See Remarks	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** see remarks

Great starter home for someone looking to make it their own, or build new. This bungalow is on a LARGE lot with a detached garage and spacious yard. 4 bedrooms, 2 bathrooms, open kitchen, lots of natural light. Blackfalds is a growing town with lots of amenities. Walking distance to shopping & playgrounds, a short distance to the Abbey Centre, BMX track, and schools.