



GRASSROOTS
REALTY GROUP

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**5218 Lawton Avenue
Blackfalds, Alberta**

MLS # A2272665



\$369,900

Division:	Downtown		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,465 sq.ft.	Age:	1967 (59 yrs old)
Beds:	5	Baths:	2
Garage:	Concrete Driveway, Double Garage Detached, Garage Door Opener, Heated		
Lot Size:	0.26 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Other, Wood Frame	Zoning:	R1-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Storage, Vinyl Windows		

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

Welcome to this fully finished bungalow in the heart of Blackfalds — a spacious and versatile home set on a large double lot with plenty of room to grow. Offering 5 bedrooms and 2 full bathrooms, this property features 3 bedrooms on the main floor and additional space downstairs, making it perfect for families of all sizes or those needing flexible living arrangements. Inside, you’ll find a bright and generous living room, an inviting space to gather and relax. The home has seen some updates throughout, while still leaving the next owner the opportunity to add their personal touches and build equity. A unique highlight of this home is the sunroom on the south side, providing an extra cozy space to enjoy year-round natural light — perfect for plants, morning coffee, or quiet afternoons. Downstairs, you’ll find even more living space, including an additional primary-sized bedroom, giving you options for guests, or a private retreat. Outside, the fully fenced yard offers tons of room for kids, pets, and outdoor projects, while the detached heated garage provides comfort and convenience through all Alberta seasons. Located centrally in Blackfalds, this home puts parks, schools, and amenities within easy reach — a fantastic opportunity for those looking for space, flexibility, and a property with great potential.