



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**28 Parkside Crescent
Blackfalds, Alberta**

MLS # A2272833



\$385,000

Division:	Panorama Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,176 sq.ft.	Age:	2003 (22 yrs old)
Beds:	6	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Cul-De-Sac		

Heating: Forced Air, Natural Gas

Floors: Carpet, Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-1L

Utilities: -

Inclusions: Fridge, Stove, Microwave, Dishwasher, Washer, Dryer, All Window Coverings, Closet Organizer in Primary Bedroom, Rock Wall in Basement, Play Structure in Backyard, Catio, Shed, Fire Pit

Welcome to this spacious Bungalow located on a quiet crescent in Blackfalds. The perfect blend of comfort, function, and opportunity. Offering 6 bedrooms, 2 bathrooms, this home has room for everyone. Step inside to an inviting open concept living and dining area, highlighted by 10 ft ceilings that create a bright, airy feel. The well-designed kitchen features an island, large pantry, updated backsplash, and new stainless appliances. The main level offers a generous primary bedroom with direct access to the updated 4-piece bathroom, along with two additional well-sized bedrooms. Just off the dining room, a patio door leads to the private 19' x 12' covered deck, ideal outdoor relaxation or entertaining. Downstairs, you'll find a spacious family room perfect for movie nights or kids' hangouts, three good-sized bedrooms (one with a walk-in closet) and a 5-pc bathroom. The basement is complete with a laundry/utility room and under stair storage. Situated on a large corner lot, the fully fenced backyard with gravel parking pad, has plenty of room RV parking or the option to add a future detached garage (with Town approval). All of this within close proximity to schools, parks, walking trails and shopping. Recent Updates: Professionally Installed Vinyl Flooring (2 years), Shingles (3 years), New Fencing, New Side Deck w/ Privacy Walls & Roof, Fresh Paint, Washer & Dryer (2 years), New Kitchen Appliances (2 years).