



GRASSROOTS
REALTY GROUP

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5 Pine Crescent Blackfalds, Alberta

MLS # A2273274



\$429,000

Division:	Panorama Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,343 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street, RV Access/Parking		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer

WEST FACING YARD | OPEN CONCEPT | ATTACHED GARAGE | Step inside this welcoming two-storey home and be greeted by a large FRONT ENTRY way with a coat closet, the main floor features a spacious living room with west-facing windows that capture light till the sun sets. The kitchen offers tons of counter space, PANTRY and plenty of storage. With newer stainless steel appliances for an added bonus. A convenient powder bath and LAUNDRY ROOM right by the garage door makes it an easy to use home. The home is equipped with CENTRAL AC for year-round comfort. The lower level is nearly finished, just a few final touches needed to add additional value and living space. A bathroom, a den and roughed in wet bar complete the basement. Upstairs you'll find two additional bedrooms, a great sized primary bedroom, a full bathroom, and a PRIVATE ENSUITE for the primary suite. A wonderful layout for families and busy lifestyles. Entering into the backyard is your own personal oasis, with west facing sunsets you can enjoy the yard all the time. A double tiered deck for hosting is a great addition. Finishing off the large yard is a gravel pad for RV PARKING. For added peace of mind the roof had SHINGLES (2024) replaced, HOT WATER TANK (2021) replaced, stacked WASHER AND DRYER (2025) replaced. Truly a standout home in both design and location, you won't find another like it. AMENITIES within 5 min of home: Abbey Centre (OUTDOOR POOL), Eagles Builder Centre (Home Of Local BCHL Team), Ball Park, Mountain Bike Park, Gas Station, HIGHWAY 2, Grocery stores (1 min)... Don't miss out on this property!