



**108 Pioneer Way  
Blackfalds, Alberta**

**MLS # A2273308**



**\$429,999**

<b>Division:</b>	Cottonwood Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,460 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	City Lot, Dog Run Fenced In		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Laminate Counters, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** Front Entry Shelving, Garage Bench, Exterior Rear Lighting, TV Wall Mount, Electric Fireplace.

This thoughtfully designed two-storey home, offers 4 bedrooms, plus a versatile office space, 2.5 bathrooms, and a double detached garage. Situated in the growing community of Cottonwood Estates in Blackfalds, this home provides convenient access to major amenities while enjoying the charm of a quiet, family-friendly neighbourhood. Upon entry, you're greeted by a spacious front foyer, a generous office that can easily function as an additional bedroom, and a conveniently placed half bathroom with a sliding door. The open-concept kitchen, living, and dining areas create a seamless flow for everyday living. The kitchen features ample cabinetry, an additional nook for storage or prep space, tiled backsplash, and modern recessed lighting. Upstairs offers three comfortable bedrooms and a full 4-piece bathroom. The partially developed basement includes a completed bedroom and full bathroom, with room to expand into a large recreation space and an additional bedroom if desired. The lower level also includes a utility area and added storage. Other notable updates include appliances in 2025, a new hot water tank added in 2021, upper level flooring in 2016 and main floor in 2018. Step outside to a fully fenced backyard designed for both relaxation and functionality, featuring an oversized deck, designated dog run, build-in sandbox, raised garden beds, and green space that showcases beautiful landscaping with lush lilacs, a mature cherry tree, lilies, blackberry bush, and other perennials. The double detached garage was permitted and built in 2013, providing excellent space for parking, tools, and outdoor equipment, with additional room along the side for storage. Offered by original owners that commend the welcoming community, and the opportunity to add finishing touches to a home that has provided many family memories.