



**18 Palmer Circle
Blackfalds, Alberta**

MLS # A2274156



\$524,850

Division: Panorama Estates

Type: Residential/House

Style: 2 Storey

Size: 1,586 sq.ft. **Age:** 2024 (2 yrs old)

Beds: 3 **Baths:** 1 full / 1 half

Garage: Double Garage Attached

Lot Size: 0.09 Acre

Lot Feat: Back Lane, Front Yard, Gentle Sloping, Private

Heating: High Efficiency

Water: -

Floors: Carpet, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Brick, Concrete, Vinyl Siding, Wood Frame

Zoning: R1M

Foundation: Poured Concrete

Utilities: -

Features: Kitchen Island, No Smoking Home

Inclusions: Fridge, Stove Dishwasher, Microwave

Welcome to the RUBY built by Award Winning Abbey Platinum Master Built on the highly desirable Palmer Circle in Blackfalds. This 1586 sq foot 2 storey has an amazing modern sight lines and curb appeal with stunning brick accents, wood grain metal siding. A spacious entrance greets you as you enter this 3 bedroom 2.5 bath home. An open floor plan, living room with a fireplace, large kitchen with amazing backsplash and quartz countertops. As you take a walk upstairs you will find a Primary bedroom with a 3 pcs ensuite, as well as 2 more ample sized bedrooms and a 4 pc bath. This home has an upstairs laundry area for added convivence. The unfinished basement features 9 foot ceilings and can accommodate a 4 pcs bath, family room and a bedroom, just add your own creative design.