



GRASSROOTS
REALTY GROUP

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**192 Cedar Square
Blackfalds, Alberta**

MLS # A2274297

\$410,000



Division:	Cottonwood Meadows		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,166 sq.ft.	Age:	2013 (12 yrs old)
Beds:	5	Baths:	3
Garage:	Alley Access, Double Garage Detached, Heated Garage, Insulated, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Low Maintenance Landscape		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Veneer, Vinyl Siding, Wood Frame	Zoning:	R-1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, High Ceilings, Open Floorplan, Pantry, Storage, Sump Pump(s), Vinyl Windows		

Inclusions: Microwave hood fan, stove, dishwasher, kitchen fridge, lighting fixtures, ceiling fans w remotes, Napoleon electric fireplace w remote, bathroom mirrors, bathroom vanity storage x 2, sump pump, window coverings, doormats, garage door opener w remote(s), garage heater, garage shelving, fire pit, central A/C, mounts for tv in basement bedrooms, carbon monoxide detectors x 2, washer, dryer, closet organizers, Ring security system w. 4 cameras

Friendly neighborhood, ideal location within Central Alberta - opportunity for your most desirable lifestyle awaits! The growing Town of Blackfalds boasts various K-12 education options, convenient transportation system and is a hub for indoor and outdoor recreation year round. Nestled on a sought after corner lot, 192 Cedar Square maximizes space and function with low maintenance living inside and out. Step onto the front porch featuring composite decking and into the spacious foyer; welcoming you home. Immediately notice the tall and deep closets throughout the home. Follow durable vinyl flooring up to the main floor and stay cozy by the living room fireplace all winter long. Thoughtfully designed, the open concept makes entertaining and family time easy. Large south windows bring the natural sunlight in throughout the dining room and kitchen. Wide counterspace, pantry, soft close cabinetry, brand new stove, stainless steel appliances, great lighting and deck access make meal prepping a breeze. Three bedrooms on the main floor; including 4 piece bathroom and spacious primary bedroom with ensuite and walk in shower, provide the perfect layout for a young family. Maintaining function and flexibility for years to come, the finished basement boasts an excellent sized recreation and theatre space with large windows. The laundry room allows for ample storage while new (2023) hot water tank, recently serviced high efficiency furnace and central A/C provide peace of mind. Close access to major centres, services and amenities yet small town feel, discover the modern and active vibes this beautiful community has to offer!