



**GRASSROOTS**  
REALTY GROUP

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**26 Camille Gate**  
**Blackfalds, Alberta**

**MLS # A2275098**



**\$324,900**

<b>Division:</b>	Cottonwood Estates		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,188 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Lawn, Rectangular L		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Other
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Open Floorplan, Vinyl Windows, Walk-In Closet(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R2
<b>Utilities:</b>	-

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

**LOCATION | NO CONDO FEES | ATTACHED GARAGE |** Welcome to this two-storey home and be greeted by a large FRONT ENTRY way with a coat closet, the main floor features almost 600 square feet of interior space, A spacious living room open to the kitchen and dining area. The kitchen offers tons of counter space, PANTRY and plenty of storage. With stainless steel appliances for an added bonus. A convenient powder bath right by the ATTACHED GARAGE door makes it an easy to use home. The lower level is un-finished, with room to add extra value to this property and give it your own touch. Upstairs you'll find two additional bedrooms, a full bathroom, and the primary bedroom with a WALK IN CLOSET. With access out to your SOUTH FACING backyard there is plenty of space to make it your own personal oasis. A wonderful layout for families and busy lifestyles. Recent updates include fresh paint and main level FLOORING. 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 (1 min), HIGHWAY 2, Grocery stores (1 min)... Don't miss out on this property!