



**GRASSROOTS**  
REALTY GROUP

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**14 Winston Place  
Blackfalds, Alberta**

**MLS # A2275130**



**\$245,900**

<b>Division:</b>	Harvest Meadows		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	705 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Concrete Driveway, Plug-In, Stall		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Garden, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Pantry, Vaulted Ceiling(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 270
<b>LLD:</b>	-
<b>Zoning:</b>	R2
<b>Utilities:</b>	-

**Inclusions:** Living Room Wall Mount

Enjoy the convenience of a move in ready townhouse in the well appointed community of Harvest Meadows! This 3 bedroom and 2 bathroom bi-level offers a spaciouly bright entry, which leads to the open concept main living area with vaulted ceilings. The kitchen contains a pantry, full appliances, plenty of oak cabinetry with a built-in desk area, and large island for additional seating. Adjacent is the living room and dining area-suitable for a full table and accessibility to the back deck. The upper level finishes with a spacious two piece bathroom with built-in shelving and bedroom with a full sized window. The fully finished basement is set up with a large primary room with dual closets and the ability to accommodate extra furnishings. There is a 4 piece bathroom situated close by, a third bedroom, separate side by side washer and dryer, and a utility space that conclude the property. The back exterior is fully fenced with seasonal shrubs and overlooks a green space. The deck has received an updated finish and there is additional room for storage below the back steps. There is a large concrete parking stall towards the front of the home with the added perk of exterior maintenance. There is a full playground and field situated close by, alongside access to schools, walking trails, amenities and much more!