



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**14 Winston Place
Blackfalds, Alberta**

MLS # A2275130

\$245,900



Division:	Harvest Meadows		
Type:	Residential/Four Plex		
Style:	Bi-Level		
Size:	705 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Concrete Driveway, Plug-In, Stall		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Corner Lot, Garden, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 270
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Pantry, Vaulted Ceiling(s)		

Inclusions: Exterior Shed, 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 and storage. 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!