



**141 Silver Drive
Blackfalds, Alberta**

MLS # A2280299

\$282,500



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| Division: | Harvest Meadows | |
| Type: | Residential/Duplex | |
| Style: | Attached-Side by Side, Bi-Level | |
| Size: | 1,071 sq.ft. | Age: 1999 (27 yrs old) |
| Beds: | 4 | Baths: 2 |
| Garage: | Alley Access, Off Street, Parking Pad, RV Access/Parking | |
| Lot Size: | 0.07 Acre | |
| Lot Feat: | Back Lane | |

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|--------------------|----------------------------------|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Laminate Counters, Vinyl Windows | | |

Inclusions: Downstairs fridge, downstairs stacked washer and dryer, shed

Affordable, functional, and full of potential! This well-maintained half duplex is a great option for first-time buyers, downsizers, or investors. This open-concept layout feels spacious and comfortable. The kitchen is functional and well laid out with all appliances included, plenty of cabinet and counter space, and a window above the sink to let in extra natural light. The living and dining areas offer lots of room to relax or entertain, with large west-facing patio doors leading out to the deck—perfect for catching the evening sun. Three good-sized bedrooms and a full four-piece bathroom complete the main floor. The finished lower level offers great flexibility with an illegal suite featuring one bedroom, a full four-piece bathroom, a living room, and kitchenette, plus a separate entrance and private separation from the upper level—ideal for extended family, tenants, or roommate use. The east-facing backyard is easy to maintain and includes a large gravel parking pad with space for multiple vehicles, plus room for a small RV or trailer. Roof is approx 10 years old and HWT approx 5 years old. Conveniently located within walking distance to downtown amenities, the hockey arena, and the Abbey Centre.