



GRASSROOTS
REALTY GROUP

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

141 Silver Drive
Blackfalds, Alberta

MLS # A2280299



\$282,500

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		

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.