



GRASSROOTS
REALTY GROUP

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**4604 Womacks
Blackfalds, Alberta**

MLS # A2282843



\$280,000

Division:	Harvest Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,059 sq.ft.	Age:	1984 (42 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Front Drive, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RIM
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub		

Inclusions: Fridge, Stove, BI-Dishwasher, Microwave, Washer, Dryer, Window Coverings, Storage Shed, Fire pit

Welcome to this charming bungalow nestled in the welcoming, family-friendly town of Blackfalds. Set within easy walking distance of the Abbey Recreation Centre, schools, shopping, skateboard park, BMX bike track, and baseball diamonds, this home offers an ideal blend of comfort, community, and everyday convenience. Inside, the main floor features 3 bedrooms, including a good-sized primary bedroom with it's own 2 piece ensuite, also there's a 4 piece main bath with tub/shower. The well-functioning kitchen has plenty of cabinets, comfy dining area with bay window plus a large pantry. The spacious, sun-filled living room provides a warm gathering space, while the south-facing front deck is the perfect spot to enjoy morning coffee or soak up the sunshine. The fully finished basement expands your living space with a cozy gas stove, making it inviting for movie nights, hobbies, or entertaining guests. (Hot tub hasn't been used on many years, sold as is) Notice the flex room, this space can be used as a den/workout area/games room or playroom (no window). You'll find several storage areas for your things. Envision the beautiful spa experience you could be create within the oversized 4 piece bathroom, featuring a relaxing jet tub, the current owners use often. The hot water tank, high efficiency furnace and vinyl kitchen flooring were all updated in 2006. Outside, the backyard is designed for both function and relaxation, complete with a large storage shed 20x14, a firepit for evening get-togethers, and additional parking. Longtime neighbors on both sides are excellent! While the home could benefit from some cosmetic updates, it has been well cared for and offers a fantastic opportunity to add your personal touch and build equity.