



**61 Lakeview Close
Blackfalds, Alberta**

MLS # A2283111



\$319,900

Division:	Laurel		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,230 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad, Stall		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Central	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 21
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: Washer/Dryer, Dishwasher, Refrigerator, Stove, Shed.

This charming 2-storey semi-detached duplex is located on a quiet cul-de-sac in Blackfalds, offering comfort, style, and convenience. Thoughtfully designed, this home features 3 spacious bedrooms, each with its own walk-in closet, a full bathroom, and convenient upper-level laundry. The main floor offers a bright open-concept kitchen and dining area, ideal for entertaining or everyday living. Large windows provide plenty of natural light, while the functional kitchen offers ample cabinetry and counter space. Step outside to a fully fenced backyard, perfect for children, pets, or relaxing outdoors. The peaceful cul-de-sac location ensures minimal traffic and a family-friendly setting. Ideally situated close to schools, walking distance to the Abbey Centre, and near parks, shopping, and local amenities, this home offers excellent value and location.