



**5204 Waghorn Street
Blackfalds, Alberta**

MLS # A2292243



\$335,000

Division:	Downtown		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,063 sq.ft.	Age:	1970 (56 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Lawn, Level, Rectangular Lot, Street Light		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R1L
Foundation:	Block	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Vinyl Windows		

Inclusions: BLINDS

Presenting an updated bungalow located in the heart of Blackfalds, ready to welcome its new owners. This property has undergone notable renovations in recent years, including new windows installed last year and a redesigned main living area featuring an open concept layout. The modernized kitchen offers off-white cabinetry, a newer backsplash and countertops, and lighting and newer appliances. Primary bedroom plus a second bedroom and fur piece bathroom complete the main level. The third bedroom has been converted into a main floor laundry room but can easily be restored to its original use. The four-piece bathroom is highlighted by a beautifully tiled bathtub and shower combination, serving as a focal point of the home. The basement is partially developed, with one room currently functioning as an office that could be converted to a bedroom (please note: windows do not meet egress requirements). There is also a family room and a games room area, providing ample opportunity for customization according to personal preferences. The furnace was replaced around 2009. Additional features include a fenced yard, back alley access, and ample space for RV parking or gardening. The property is conveniently situated near amenities, shopping, the multiplex, and restaurants. Quick possession is available and the home is a pleasure to view.