



**A&B, 5224 Lawton Avenue
Blackfalds, Alberta**

MLS # A2293714



\$675,000

Division:	Downtown		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,548 sq.ft.	Age:	2011 (15 yrs old)
Beds:	6	Baths:	4
Garage:	Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1L
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: All existing appliances and window coverings (as is)

Welcome to A&B 5224 Lawton Avenue, in Blackfalds, AB. This beautifully maintained single family home with a legal suite is located on a well established street in the heart of Blackfalds. The main level offers a bright and spacious layout with three bedrooms and two full bathrooms, highlighted by gleaming hardwood floors, a stunning three way fireplace with granite top, oak wine rack and shelving. The kitchen features beautiful cabinetry, granite countertops, stainless steel appliances and a breakfast nook. The primary bedroom includes a large walk in closet and an ensuite with granite vanity and dual sinks. A door from the kitchen leads to a large dura deck with glass and aluminum railings overlooking the landscaped backyard, with additional storage located beneath the deck. The lower level legal suite offers a generous living space with high ceilings, three bedrooms and two full bathrooms, a beautiful kitchen with stainless steel appliances, spacious dining area, and its own private entrances. The legal suite opens to a concrete patio and a separate landscaped yard area. The home showcases outstanding curb appeal with a triple front garage (separated into two garages and designated to upper and lower units, measurements are; 24 x 18 for the main and 23 x 11 for the legal suite) , concrete driveway with stamped concrete trim and attractive stone accents. Each level has its own entrance, kitchen, laundry and fenced yard area. This property is conveniently located close to schools, parks, playgrounds, the Abbey Centre, shopping and easy access to Highway 2, while still being only minutes from Red Deer. Some updates that the current owners have recently added are; On upper level; Central AC, water filtration system , water softener, some new taps and light fixtures and appliances in 2024.