



**65 Pinnacle Close  
Blackfalds, Alberta**

**MLS # A2298699**



**\$434,900**

<b>Division:</b>	Pinnacle		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,205 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Garage Door Opener, Single Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Pie Shaped Lot		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Open Floorplan, Quartz Counters, Storage, Vinyl Windows		

**Inclusions:** Fridge, stove, dishwasher, microwave.

Quality built by Valley Mountain Homes, these brand new duplexes are located on a close. Excellent floor plan with 1205 sq ft on 2 levels and an attached single garage. The main floor has 9' ceilings with an open style floor plan. The kitchen has flat panel melamine cabinets, full tile backsplash, quartz countertops and comes with the fridge, stove, dishwasher and hood fan. The eating area and living room have nice sized windows. There is a garden door out to the deck that has aluminum railings, there is a vinyl fence with a 6' high dividing fence between the units. There is a 2 pce bath on the main floor. Upstairs has 3 bedrooms, the primary is quite large and it has a 4 pce ensuite & walk in closet. The other 2 bedrooms share a 4 pce bath and there is upper floor laundry for your convenience. The WALKOUT basement is undeveloped. The furnace and hot water tank are high efficient.