



**28 Parkside Crescent  
Blackfalds, Alberta**

**MLS # A2299889**



**\$374,900**

<b>Division:</b>	Panorama Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,176 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Cul-De-Sac		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<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>	R-1L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, Stove, Microwave, Dishwasher, Washer, Dryer, All Window Coverings, Closet Organizer in Primary Bedroom, Rock Wall in Basement, Play Structure in Backyard, Patio, Shed, Fire Pit

Welcome to this spacious Bungalow located on a quiet crescent in Blackfalds. The perfect blend of comfort, function, and opportunity. Offering 6 bedrooms, 2 bathrooms, this home has room for everyone. Step inside to an inviting open concept living and dining area, highlighted by 10 ft ceilings that create a bright, airy feel. The well-designed kitchen features an island, large pantry, updated backsplash, and new stainless appliances. The main level offers a generous primary bedroom with direct access to the updated 4-piece bathroom, along with two additional well-sized bedrooms. Just off the dining room, a patio door leads to the private 19' x 12' covered deck, ideal outdoor relaxation or entertaining. Downstairs, you'll find a spacious family room perfect for movie nights or kids' hangouts, three good-sized bedrooms (one with a walk-in closet) and a 5-pc bathroom. The basement is complete with a laundry/utility room and under stair storage. Situated on a large corner lot, the fully fenced backyard with gravel parking pad, has plenty of room RV parking or the option to add a future detached garage (with Town approval). All of this within close proximity to schools, parks, walking trails and shopping. Recent Updates: Professionally Installed Vinyl Flooring (2 years), Shingles (3 years), New Fencing, New Side Deck w/ Privacy Walls & Roof, Fresh Paint, Washer & Dryer (2 years), New Kitchen Appliances (2 years).