

\$405,000 - 40 Churchill Place, Blackfalds

MLS® #A2086351

\$405,000

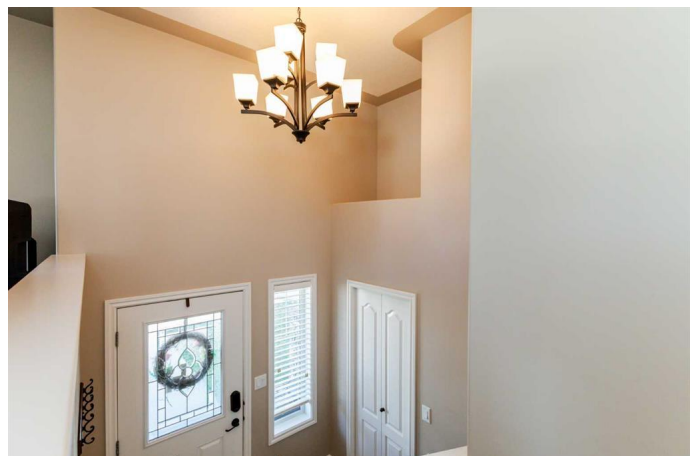
5 Bedroom, 3.00 Bathroom, 1,150 sqft
Residential on 0.15 Acres

Cottonwood Estates, Blackfalds, Alberta

This charming family home boasts an array of delightful features that cater to modern living and family comfort. Situated on a generous corner lot, the property includes a spacious fenced backyard, ideal for family playtime and relaxation. For outdoor enthusiasts, RV parking is readily available, ensuring your adventurous spirit is always accommodated and an enclosed storage space under the deck keeps your outdoor equipment neatly tucked away. The double oversized garage, heated with a brand-new 2023 heater, offers not only ample space but also 220 power, a 120 plug, LED lighting, and a convenient garage workbench. It's a car enthusiast's dream and the perfect space for all your toys, hobbies or DIY projects.

Inside, you'll find a thoughtfully designed family home with five bedrooms and three full baths. Modern amenities abound, in the open concept kitchen and dining room as well as a spacious livingroom. The master retreat is spacious with a 4pc ensuite, as well as a walk-in closet. There are also two more good sized bedrooms and an additional bathroom. Downstairs, you'll find 2 more bedrooms, an oversized family room, additional storage space under the stairs and it's roughed-in for in-floor heating.

For added convenience, there's a brand-new washer and dryer, making laundry days a breeze. With its blend of modern features,



generous garage, spacious and outdoor amenities, this home is the perfect place to raise a family. Close to parks, schools and walking distance to restaurants.

Built in 2011

Essential Information

MLS® #	A2086351
Price	\$405,000
Sold Price	\$400,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,150
Acres	0.15
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	40 Churchill Place
Subdivision	Cottonwood Estates
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T0M 0J0

Amenities

Parking Spaces	3
Parking	220 Volt Wiring, Additional Parking, Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage, Oversized

Interior

Interior Features	Ceiling Fan(s), No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave,

	Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Storage
Lot Description	Back Lane, Back Yard, Corner Lot, Street Lighting
Roof	Asphalt
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 16th, 2023
Date Sold	October 30th, 2023
Days on Market	14
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX real estate central alberta - Sylvan Lake
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