

\$295,000 - 196 Westgate Crescent, Blackfalds

MLS® #A2095663

\$295,000

3 Bedroom, 2.00 Bathroom, 851 sqft

Residential on 0.13 Acres

Harvest Meadows, Blackfalds, Alberta

This fully developed home is family friendly with room to grow! Located crescent close to Abbey Centre, park and new schools! Sought after style-Bi level-offers a spacious and functional floor plan with a total of 3 bedrooms and 2 bathrooms with 2 bedrooms up 1 bath and 1 bedroom down 1 bath), bright large windows and large yard! Sq ft on a main is just a perfect size. Nice curb appeal welcomes you with low maintenance landscaping in the front and sufficient parking space at the front and back. This home will surprise you with its size as soon as you walk in as it does not look that large on the outside. The main floor is warm, bright and spacious. Open floor plan will please the young mom so she can watch a little once while cooking. A good sized tile entry welcomes you with 2 short sets of stairs and sufficient space to hang your coat and leave your shoes! You will be surprised how much room you have here for family to entertain. Very inviting with large windows offering plenty of natural light perfect for families on the budget looking to save on utility bills. Living room has large windows and an ambiance of natural light. The functional kitchen boasts plenty of storage and great counter space. The U shaped kitchen comes with a sink under the window - perfect for cooking and young children. All nicely open to the dining area with a door to a side deck- perfect for BBQ ing. Full kitchen appliance package is in place and will stay. There are 2 bedrooms on the main floor and 1 bathroom -



perfect for a young family with small children or a more mature couple that want to avoid stairs. Relax in the master bedroom that includes a good sized closet! Basement development includes a supersized family room, generously-sized bedroom and 3 pc bathroom and the entertaining section. Large storage/utility room/ laundry combo will fit all those extras that you need to put away. There are large windows in the basement that bring plenty of natural light! Take the entertaining outside to a deck overlooking the fully fenced and landscaped yard - perfect for children and pets! There could be nice storage built under the deck for those extras. The yard is quite large and it will fit a large garage and more. Fully fenced with a gate at the back. Nice park for children just a block away! House is being totally repainted.

Built in 2002

Essential Information

MLS® #	A2095663
Price	\$295,000
Sold Price	\$291,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	851
Acres	0.13
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	196 Westgate Crescent
Subdivision	Harvest Meadows

City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0K4

Amenities

Parking Spaces	2
Parking	Off Street, Other, Outside, RV Access/Parking, See Remarks

Interior

Interior Features	Closet Organizers, Laminate Counters, No Smoking Home, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Range, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Lawn, Landscaped, Level, Standard Shaped Lot, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 30th, 2023
Date Sold	February 29th, 2024
Days on Market	90
Zoning	R1M
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX real estate central alberta
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