

\$375,000 - 9 Coleman Crescent, Blackfalds

MLS® #A2101631

\$375,000

3 Bedroom, 2.00 Bathroom, 1,326 sqft

Residential on 0.14 Acres

Cottonwood Estates, Blackfalds, Alberta

This well designed Blackfalds bungalow is located in a desirable close. Appealing features include: Main floor laundry, maple cabinets, large corner pantry, breakfast bar.

Hardwood, carpet & tile flooring, cozy gas fireplace located in the living room, primary bedroom has a beautiful tray ceiling, fan, pot lights & numerous electrical outlets, walk-in closet, ensuite bath w/shower & vanity. Every closet has wooden shelves including the double sided entry closet. Basement ceilings are 9 ft tall, silent floor joists & there's no window wells, giving you additional light. Finish the basement to suit your needs, potential for 2-3 more bedrms, bathroom and family room. High efficiency furnace & In-floor heat is roughed-in. Outside you'll find a large parking pad that leads into the attached 24x26 garage, it's insulated, drywalled & painted. 220 Amp plug available if you choose to add radiant heat. Back east facing deck is 10x12. Double gates to access to the backyard, allowing plenty of room for RV parking. Nearby there's a park, playground and walking trails, within a 5 min walk.



Built in 2009

Essential Information

MLS® # A2101631

Price \$375,000

Sold Price \$385,000

Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,326
Acres	0.14
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	9 Coleman Crescent
Subdivision	Cottonwood Estates
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0C7

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached

Interior

Interior Features	Central Vacuum, High Ceilings, Jetted Tub, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Tray Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape

Roof	Asphalt Shingle
Construction	Brick, Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 16th, 2024
Date Sold	January 22nd, 2024
Days on Market	6
Zoning	R1L
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker Ontrack Realty
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