

\$225,000 - 5020 Indiana Street, Blackfalds

MLS® #A2102945

\$225,000

2 Bedroom, 2.00 Bathroom, 1,830 sqft

Residential on 0.16 Acres

NONE, Blackfalds, Alberta

Solid older home in the greater Blackfalds area of down town. Starting with affordable living for any family looking to get their start in home ownership without being attached to someone else. Revenue generating property if you are looking for an investment piece to hold for a time being. Huge possibilities when you read up or study the Blackfalds, Alberta down town revitalization plan. Upgraded over the years to keep this home relevant, warm, dry and comfortable and situated on a huge C1 zoned 50 ft x 142 ft = 7125 sqft lot. Off street parking everywhere, up front 12 ft x 24 ft carport with long drive way, big parking out back with back alley access for more cars, trucks, holiday trailers and boats. Wood burning stove in main entrance of porch, pet room, boot room or turn it back into the hot tub room. Main floor kitchen cabinets are adjustable giving you some flexibility when making the switch, builtin dishwasher, pantry, fridge and stove stay too. Main floor bath is 3 piece, dining room and living room are open to each other for a very workable floor plan if needed. Basement is warm, dry and partially developed with potential to do more for your hobby room or people cave. Main floor tenant as been on location for a number of years and enjoys the pet friendly agreement that currently exists. Laundry located in the basement with all kinds of room for folding tables, ironing boards, cloths dryer racks and additional storage for your seasonal decorations too. Upper level of home has a wonderful suite set up and is an



easy re-rent any time, especially now. The suite offers kitchen, living room, bedroom and a huge 4 piece bath with jetted tub, fridge stove and lots of cabinet space for groceries. 12ft x 8ft garden shed out back to keep your on site tenants happy or perfect for you to keep your maintenance equipment in. Don't under estimate this C1 zoning on this huge lot in one of the fastest growing communities in Alberta, if not Canada. Blackfalds, it's everything to the visionaries. Dated photocopy of survey certificate on file. Again, an easy google Town of Blackfalds to check out the re-vitalization of this area. It is an incredible concept.

Built in 1950

Essential Information

MLS® #	A2102945
Price	\$225,000
Sold Price	\$220,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,830
Acres	0.16
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	5020 Indiana Street
Subdivision	NONE
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T0M 0J0

Amenities

Parking Spaces	1
Parking	Carport, Off Street, RV Access/Parking

Interior

Interior Features	Jetted Tub, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Storage
Lot Description	Back Lane, Back Yard, Lawn, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Concrete, Vinyl Siding, Wood Frame
Foundation	Block

Additional Information

Date Listed	January 22nd, 2024
Date Sold	April 11th, 2024
Days on Market	77
Zoning	C1
HOA Fees	0.00

Listing Details

Listing Office	Maxwell Real Estate Solutions Ltd.
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