

# \$459,900 - 15 Morris Court, Blackfalds

MLS® #A2103556

**\$459,900**

5 Bedroom, 3.00 Bathroom, 1,207 sqft

Residential on 0.13 Acres

Mckay Ranch, Blackfalds, Alberta

LEGALLY SUITED BI-LEVEL IN MCKAY RANCH! Start your investment portfolio with this one owner home built by Colbray Homes. Two fully contained legal suites which are both separately metered and both with their own laundry. The main level offers three bedrooms and two full bathrooms with an open living space and laminate flooring throughout. Great kitchen area with dark cabinetry, full tile backsplash, pantry, lots of counter space and a garden door leading to the deck which spans the length of the house. The primary bedroom includes a three piece ensuite and nice walk-in closet. Laundry, storage, and mechanical room are located in the basement. Access to the heated attached double garage from the front entry of the main level. The lower suite has a private entry from the back of the house along with a 3 car parking pad. The suite offers laminate flooring throughout with two bedrooms and one four piece bathroom. The space is bright with large windows and offers an open concept floor plan. The kitchen is equipped with all appliances, dark cabinetry and an island with large drawers. Stackable washer/dryer, utility room and storage complete this level. Located on the east side of Blackfalds in a quiet neighborhood close to the trails & parks, this home is sure to check off all the boxes!

Built in 2013

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2103556          |
| Price          | \$459,900         |
| Sold Price     | \$436,000         |
| Bedrooms       | 5                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,207             |
| Acres          | 0.13              |
| Year Built     | 2013              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | Bi-Level, Up/Down |
| Status         | Sold              |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 15 Morris Court |
| Subdivision | Mckay Ranch     |
| City        | Blackfalds      |
| County      | Lacombe County  |
| Province    | Alberta         |
| Postal Code | T4M 0B2         |

### Amenities

|                |                                                                                                        |
|----------------|--------------------------------------------------------------------------------------------------------|
| Parking Spaces | 7                                                                                                      |
| Parking        | Alley Access, Concrete Driveway, Double Garage Attached, Heated Garage, Parking Pad, RV Access/Parking |

### Interior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Laminate Counters, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer                     |
| Heating           | In Floor, Forced Air, Natural Gas                                                              |
| Cooling           | None                                                                                           |
| Has Basement      | Yes                                                                                            |
| Basement          | Separate/Exterior Entry, Finished, Full, Suite, Walk-Out                                       |

### Exterior

|                   |      |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

|                 |                                                  |
|-----------------|--------------------------------------------------|
| Lot Description | Back Lane, Low Maintenance Landscape, Landscaped |
| Roof            | Asphalt Shingle                                  |
| Construction    | Stone, Vinyl Siding                              |
| Foundation      | Poured Concrete                                  |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | February 5th, 2024 |
| Date Sold      | March 4th, 2024    |
| Days on Market | 28                 |
| Zoning         | R1M                |
| HOA Fees       | 0.00               |

**Listing Details**

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.