

# \$269,900 - 4809 Lansdowne Avenue, Blackfalds

MLS® #A2105639

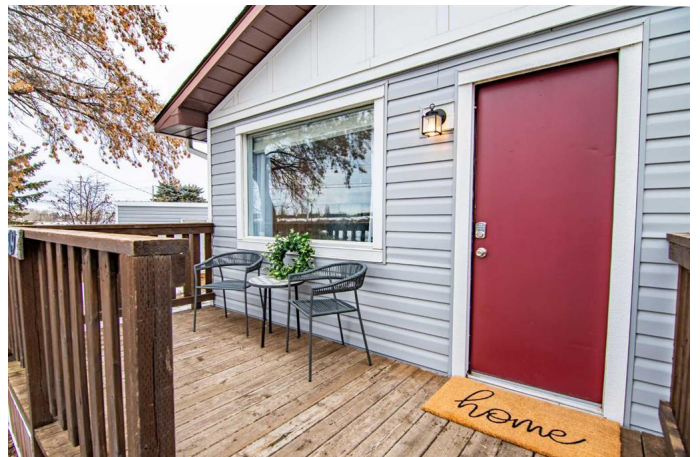
**\$269,900**

3 Bedroom, 2.00 Bathroom, 886 sqft

Residential on 0.18 Acres

Downtown, Blackfalds, Alberta

Welcome to this adorable & affordable bungalow located in the heart of Blackfalds with a mature oversized backyard! The main floor showcases updated vinyl flooring and freshly painted trim. The large living room space provides you with the perfect place to wind down after a long day. The updated kitchen features painted white cabinets, newer backsplash & countertops and upgraded stainless steel appliances (all replaced over recent years). There are two bedrooms on the main floor both a modest size perfect for a minimalist! Upgraded closet wood shelving in both bedrooms. The main 4pc bathroom is bright and functional with brand new fixtures. Downstairs you will find the large utility room & laundry space. There is an additional family room which can be set up whatever way it's desired as well as a large 3rd bedroom! There is a 2pc bathroom that completes the basement. Additional upgrades include: almost all updated vinyl windows, asphalt shingles (approx 10 years), new siding (2021), eavestroughs (2019) and more! Outside your private backyard awaits.. fully fenced & landscaped offering an oversized deck and newer pergola w/ power perfect for entertaining guests! Parking is no issue here with 2 driveways on either side of the house great for those with a RV or multiple vehicles. More than enough room for a future garage to be built and the oversized shed comes with the property! If having a detached home with a large backyard is on your wish-list this well



maintained property might be the perfect option!

Built in 1967

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2105639    |
| Price          | \$269,900   |
| Sold Price     | \$269,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 886         |
| Acres          | 0.18        |
| Year Built     | 1967        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 4809 Lansdowne Avenue |
| Subdivision | Downtown              |
| City        | Blackfalds            |
| County      | Lacombe County        |
| Province    | Alberta               |
| Postal Code | T0M 0J0               |

### Amenities

|                |                                         |
|----------------|-----------------------------------------|
| Parking Spaces | 4                                       |
| Parking        | Driveway, Off Street, RV Access/Parking |

### Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, See Remarks, Storage                                                |
| Appliances        | Built-In Refrigerator, Dishwasher, Microwave, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                             |
| Cooling           | None                                                                                   |

|              |                             |
|--------------|-----------------------------|
| Has Basement | Yes                         |
| Basement     | Crawl Space, Finished, Full |

**Exterior**

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | Private Yard, Storage                         |
| Lot Description   | Back Yard, Few Trees, Landscaped, See Remarks |
| Roof              | Asphalt                                       |
| Construction      | Vinyl Siding, Wood Frame                      |
| Foundation        | Block                                         |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | February 4th, 2024 |
| Date Sold      | March 19th, 2024   |
| Days on Market | 44                 |
| Zoning         | R1M                |
| HOA Fees       | 0.00               |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Maximum |
|----------------|--------------------|

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