

\$375,000 - 9 Westglen Boulevard, Blackfalds

MLS® #A2107927

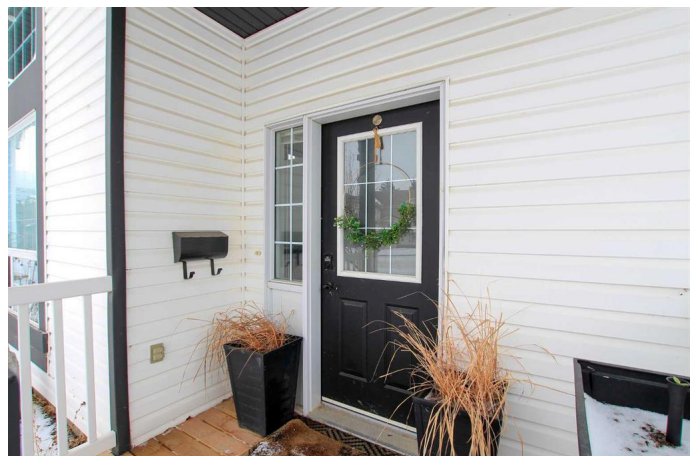
\$375,000

4 Bedroom, 2.00 Bathroom, 1,042 sqft

Residential on 0.15 Acres

Harvest Meadows, Blackfalds, Alberta

FULLY DEVELOPED 4 BED, 2 BATH
BI-LEVEL ~ HEATED DETACHED GARAGE +
RV PARKING AND HOOK UPS ~ SUNNY
SOUTH FACING BACKYARD WITH A HOT
TUB AND GAZEBO ~ Mature landscaping in
the front yard creates eye catching curb
appeal Covered front entry welcomes you and
leads to a sun filled foyer ~ The sunken living
room features high ceilings that open to the
upper level and has a large picture window
that overlooks the treed front yard ~ Easily
host a large family gathering in the spacious
dining room that overlooks the sunken living
room ~ The updated kitchen offers an
abundance of dark cabinets, ample counter
space with an eating bar and updated
countertops, full tile backsplash, granite
composite sink with an updated faucet and a
window above, newer black stainless steel
appliances, wall pantry and garden door
access to the large south facing deck and
backyard ~ The primary bedroom can easily
accommodate a king size bed plus multiple
pieces of furniture and has dual closets with
built in organizers ~ 4 piece main bathroom
has an extra long vanity offering tons of
counter space and has built in shelving for
linen storage ~ The fully finished basement
with large above grade windows offers a family
room, 2 bedrooms, a 3 piece walk in shower
with a tile surround, laundry in it's own room
and tons of room for storage in the crawl
space ~ The backyard is landscaped with
raised garden beds, rows of mature trees



offering privacy and a concrete patio with a gazebo and hot tub ~ Heated 28 x 26 garage with a workshop plus tons of additional parking with room for your RV and/or toys ~ Located on a family friendly street, steps to walking trails, parks, playgrounds and shopping, walking distance to multiple schools, shopping and the Abbey Centre ~ Pride of ownership is evident!

Built in 1995

Essential Information

MLS® #	A2107927
Price	\$375,000
Sold Price	\$370,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,042
Acres	0.15
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	9 Westglen Boulevard
Subdivision	Harvest Meadows
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T0M 0J0

Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	6
Parking	220 Volt Wiring, Additional Parking, Alley Access, Double Garage

Detached, Garage Faces Rear, Heated Garage, Off Street, Oversized, Parking Pad, RV Access/Parking, Workshop in Garage

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Wood Counters
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, See Remarks, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Back Yard, Gazebo, Front Yard, Landscaped, See Remarks, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 15th, 2024
Date Sold	March 5th, 2024
Days on Market	19
Zoning	R1M
HOA Fees	0.00

Listing Details

Listing Office	Lime Green Realty Inc.
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