

\$419,000 - 2 Coachill Street, Blackfalds

MLS® #A2109405

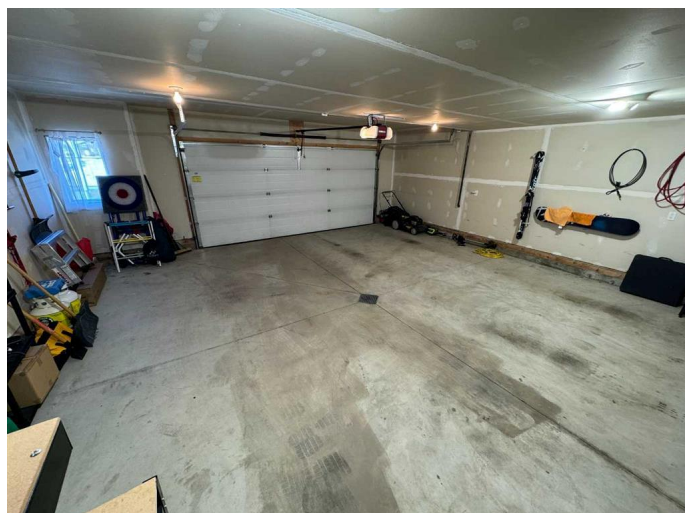
\$419,000

2 Bedroom, 2.00 Bathroom, 1,233 sqft

Residential on 0.13 Acres

Cottonwood Estates, Blackfalds, Alberta

Welcome Home to this immaculate Modified bi-level. The open concept kitchen, dining and living room with vaulted ceilings and large windows offer a bright and airy space with tons of natural light. The main floor creates an excellent gathering or entertaining space and includes a gas fireplace in the main living room as a focal point. The kitchen is well laid out with a center island, granite counters and a corner pantry for loads of storage. The main level is rounded out with a full bath and bedroom with ample closet and storage space. Take a few steps up to the separate primary bedroom space; and enter your private oasis. A large master bedroom with walk-in closet and large ensuite that includes a double vanity and an extra deep soaker tub for winding down at the end of your workday. The wide staircase leading to the unfinished basement makes moving furniture a breeze and maintains the open concept throughout. The basement includes a roughed-in bathroom, potential bedroom and great room ready for your development and finishing. There is a lot more storage under the stairs that is accessed through the utility/laundry room combination including roughed-in in-floor heating that will keep the space cozy when you develop it. This home is well constructed, meticulously cared for and in IMMACULATE show home condition. The corner lot is fully fenced including a nice rear deck, back alley access and a great sized rear yard. The fully insulated attached 24.5 x 24.5 garage is oversized “making sure you



have room for a truck, a car and space to spare! Genius installation of a garage cleanout makes sure the floor drain will run free no matter what; and the gas has been brought in so that it is ready for a heater when you are! This home is located SO CLOSE to walking trails, greenspace and parks and the school bus stop is right at the corner. If you work from home or need maximum streamingâ€™..Fiber Optic cable has already been brought into the home allowing you to maximize the internet and streaming capabilities. This home shows EXTREMELY well in the Family Friendly community of Blackfalds.

Built in 2013

Essential Information

MLS® #	A2109405
Price	\$419,000
Sold Price	\$416,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,233
Acres	0.13
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Sold

Community Information

Address	2 Coachill Street
Subdivision	Cottonwood Estates
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T0M 0J0

Amenities

Parking Spaces	6
Parking	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Insulated, On Street, Parking Pad

Interior

Interior Features	Bathroom Rough-in, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Oven, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn
Roof	Asphalt Shingle
Construction	Manufactured Floor Joist, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 21st, 2024
Date Sold	March 7th, 2024
Days on Market	14
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX real estate central alberta - Ponoka
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