

\$399,900 - 35 Camille Gate, Blackfalds

MLS® #A2125588

\$399,900

4 Bedroom, 3.00 Bathroom, 1,082 sqft

Residential on 0.11 Acres

Cottonwood Estates, Blackfalds, Alberta

Welcome to 35 Camille Gate in Blackfalds, Alberta! Nestled in a convenient location close to amenities, this home offers comfortable living with a welcoming atmosphere.

As you step inside, you're greeted by inviting vaulted ceilings that amplify the sense of space, coupled with ample natural light streaming through large windows at the front of the house. The main level boasts a seamless flow, with a generously sized living room that effortlessly transitions into the kitchen and dining area. The kitchen is practical and functional, featuring plenty of cabinets for storage and a convenient corner pantry.

On the main level, you'll find two bedrooms, including the primary suite complete with a full 4-piece ensuite for added convenience. Heading downstairs, you'll discover a spacious family room area that could also serve as a games room, perfect for gathering and relaxation. The basement additionally houses two well-proportioned bedrooms and a three-piece bathroom with a custom tile shower.

Outside, the backyard offers a great size and features low-maintenance vinyl fencing, providing a private space to enjoy outdoor activities. The property also includes a double attached garage, adding further convenience. This home is ideally situated just blocks away from shopping centers, gas stations, and a grocery store, with the Blackfalds Abbey Center just minutes away.



Recent updates to the home include new basement flooring, bathroom enhancements, updated baseboards, and fresh paint throughout, ensuring a modern touch. 35 Camille Gate presents a wonderful opportunity for comfortable living in a convenient location, offering practicality and functionality without pretense. Along with all those nice upgrades, this home also has an osmosis water system and Rainbird In ground sprinklers for the yard.

Built in 2010

Essential Information

MLS® #	A2125588
Price	\$399,900
Sold Price	\$410,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,082
Acres	0.11
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	35 Camille Gate
Subdivision	Cottonwood Estates
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	t0m0j0

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	High Ceilings, Kitchen Island, Laminate Counters, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, City Lot, Front Yard, Lawn, Landscaped
Roof	Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 24th, 2024
Date Sold	May 6th, 2024
Days on Market	12
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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