

\$610,000 - A&b, 5224 Lawton Avenue, Blackfalds

MLS® #A2133715

\$610,000

6 Bedroom, 4.00 Bathroom, 1,498 sqft
Residential on 0.13 Acres

Downtown, Blackfalds, Alberta

6 bedrooms, 4 baths, 2 kitchens, 2 living rooms, 2 dining rooms, 2 laundry, a total of approx. 3000 sq ft. Triple front garage. Selling below certified appraised value.

This is just one of a kind infill legal Up / Down Duplex built with top quality in 2012 shows like new, located in an established area in Blackfalds Alberta which is only 10 minutes north from Red Deer.

Outstanding curb appeal highlighted with a triple garage and 2 stone posts. Concrete driveway with stamped concrete trim. Each level has approx. 1500 sq ft. Main level has 3 bedrooms 2 baths and a double front garage. Lower level has 3 bedroom 2 baths and a single front garage. Each level has own ensuite bath, own entry, own kitchen, own laundry, own fenced yard and own utility meters, but shares a sprinkler system.

Upgrades: 9 ft ceilings, large lowE vinyl white windows, granite countertops, Oak hardwood floor, 12" x 24" grey tile matching the light grey walls. Short shag carpet. Doors and bifolds have an arch design with 4" decor headers, 5" baseboard, 3" door trim and window casing. All wood finishing is lacquered white. All cabinets are maple with coffee bean colour. All appliances are stainless steel.

Main level has a covered front porch with tiled floor and aluminum railing. Special designed



tile foyer. Living and dining room with gleaming oak hardwood floor. 3 way fireplace with granite top, oak wine rack and shelving. The kitchen boasts huge granite counter tops and breakfast nook, stainless steel appliances, maple cabinets. Master ensuite has his and hers sinks, granite vanity, separate toilet room and a huge walk-in closet. 2 more bedrooms, a main bath with granite vanity, Laundry room with stack up machines and a sink with cupboard. A door from kitchen walks onto a large dura deck with private glass and aluminum railings overlooking a landscaped back yard. A full height storage room underneath the deck and a rear gated driveway for RV parking.

Lower level has 2 entrances one from the back and one from the single garage. Granite kitchen with stainless steel appliances. Huge living and dining area. Master ensuite has granite vanity. 2 more bedrooms, a main bath with granite vanity and a laundry. Lower level walks out onto a concrete patio and has its own landscaped backyard.

Rental income is a great return on your investment. Lower level is rented for \$1500 plus utilities. Upper level may rent for \$2000 plus utilities.

You may want to live up and rent down or vice versa. Perfect for snowbirds as your tenant may look after your place while you are gone for the winter

A large family will enjoy the home with a total of 6 bedrooms 4 baths and a triple front garage. Two related families can live near each other but still have their own privacy. Easy access to schools, parks, playgrounds, Abbey Center, shopping and highway 2. Rear opportunity to own this kind of property!!!



Built in 2012

Essential Information

MLS® #	A2133715
Price	\$610,000
Sold Price	\$595,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	1,498
Acres	0.13
Year Built	2012
Type	Residential
Sub-Type	Duplex
Style	Bi-Level, Up/Down
Status	Sold

Community Information

Address	A&b, 5224 Lawton Avenue
Subdivision	Downtown
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T0M 0J0

Amenities

Parking Spaces	6
Parking	Insulated, Off Street, RV Access/Parking, See Remarks, Triple Garage Attached

Interior

Interior Features	Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage, Sump Pump(s), Track Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Garburator, Humidifier, Microwave Hood Fan, Refrigerator, See Remarks, Washer/Dryer, Washer/Dryer Stacked, Window Coverings
Heating	Electric, Make-up Air, Forced Air, Hot Water, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Glass Doors, Living Room, Masonry, See Remarks, Three-Sided
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, See Remarks, Suite, Walk-Up To Grade

Exterior

Exterior Features	Lighting, Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Level, Standard Shaped Lot, Underground Sprinklers, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, ICFs (Insulated Concrete Forms), Silent Floor Joists, Stone, Vinyl Siding, Wood Frame
Foundation	ICF Block, Poured Concrete

Additional Information

Date Listed	May 30th, 2024
Date Sold	August 11th, 2024
Days on Market	73
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	Realty Experts Group Ltd
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