

\$535,000 - 89 Alderwood Close, Blackfalds

MLS® #A2140213

\$535,000

5 Bedroom, 3.00 Bathroom, 1,426 sqft

Residential on 0.12 Acres

NONE, Blackfalds, Alberta

Visit REALTOR® website for additional information. LEGAL SUITE! This stunning modified bi-level home in Aurora Heights, Blackfalds features a fully finished legal basement suite. Ideal for investment or to live upstairs and rent the basement for extra income, the home has separate entrances, parking, laundry rooms, kitchens, and utility rooms. The modern kitchen boasts dark maple cabinetry, a quartz island, granite sink, stainless steel Samsung appliances, and a large pantry. The master en-suite includes a tiled shower with a rain head. The 24x24 double garage offers a 9' door, 240v plug, built-in vacuum, and gas heater rough-ins. The fully fenced, landscaped yard features a 10x13 deck. Located in a quiet, upscale area near parks and walking paths, the basement is currently rented at \$1375/month plus utilities. Don't miss this opportunity for modern living and potential returns!

Built in 2014

Essential Information

MLS® #	A2140213
Price	\$535,000
Sold Price	\$535,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3



Square Footage	1,426
Acres	0.12
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Sold

Community Information

Address	89 Alderwood Close
Subdivision	NONE
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0L9

Amenities

Parking Spaces	6
Parking	Double Garage Attached, Front Drive, Rear Drive

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Laminate Counters, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Gas Range, Microwave Hood Fan, Refrigerator, See Remarks, Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Suite

Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Lawn, Landscaped, Level, Standard Shaped Lot, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle

Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 11th, 2024
Date Sold	August 27th, 2024
Days on Market	77
Zoning	R-1M
HOA Fees	0.00

Listing Details

Listing Office	PG Direct Realty Ltd.
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