

\$410,000 - 45 Laurel Close S, Blackfalds

MLS® #A2142589

\$410,000

4 Bedroom, 3.00 Bathroom, 1,187 sqft

Residential on 0.17 Acres

Laurel, Blackfalds, Alberta

Click "More Photos" for the video tour and "Floorplans" to see the layout of this fantastic bi-level! This is the PERFECT home for your family; only steps away from the brand new high school, Iron Ridge Secondary Campus, opening fall 2024. Also steps away are the Iron Ridge Junior Campus, soccer fields, baseball diamonds, skate park, walking paths, and the Abbey Center which offers an outdoor aquatic park, indoor recreation and fitness. This home is situated on a peaceful cul-de-sac that showcases elegant curb appeal. Upon walking inside, you are greeted with a soaring vaulted ceiling on a tiled landing area, that leads you from the bright living room to the even brighter kitchen. There is an abundance of natural light throughout the whole home. The main floor includes the kitchen, living room, three bedrooms including the primary bedroom with its own ensuite bathroom and walk-in closet, and an additional 4pc bathroom. The other two bedrooms on the main floor have chalk board walls, which your children will absolutely love drawing on, guilt free.

Leading past the kitchen and dining area is the back door to the incredible backyard with not one, not two, but THREE deck areas surrounded by the tranquility of this big privately treed lot. On the upper deck is a natural gas hookup for your BBQ or smoker. Below is a gazebo and a firepit for amazing late summer nights or watching the kids play in the big backyard.



The fully finished basement is huge and wide open as a play area, home theater, or whatever your imagination can fill it with. There is an additional bedroom and full bathroom in the basement as well as laundry. This home has also had a lot of updates and big maintenance costs handled recently including new sump pump June 2017, new roof shingles Sep 2018, new flooring in the basement Jan 2018, new energy efficient furnace Jan 2018, new bathroom vanity Feb 2018, new washer + dryer Jan 2022, and the deck got painted May 2023. A bonus for mechanics and alike, the hoist system was added to the double attached garage in Nov 2023 as well! With several high cost items already done, you can see the pride of ownership and rest easy knowing this home was well taken care of. Be sure to check out the VIRTUAL TOUR and VIDEO of this gorgeous home!

Built in 2002

Essential Information

MLS® #	A2142589
Price	\$410,000
Sold Price	\$408,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,187
Acres	0.17
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	45 Laurel Close S
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Subdivision	Laurel
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T0M 0J0

Amenities

Parking Spaces	2
Parking	Double Garage Attached, RV Access/Parking

Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, See Remarks, Sump Pump(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Fire Pit, Private Yard, Storage
Lot Description	Cul-De-Sac, Pie Shaped Lot, Private, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 18th, 2024
Date Sold	July 5th, 2024
Days on Market	17
Zoning	R-1L
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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