

# \$364,000 - 14 Charlton Avenue, Blackfalds

MLS® #A2148847

**\$364,000**

4 Bedroom, 2.00 Bathroom, 1,006 sqft

Residential on 0.13 Acres

Cottonwood Estates, Blackfalds, Alberta

AC | INFLOOR HEAT | CLEAN | Well maintained bi-level home in Cottonwood Estates. As you approach, the LARGE FRONT ENTRY provides good space when entering. The living area is a good size with VAULTED CEILINGS, enhancing the sense of space and light. The kitchen is equipped with modern appliances, ample counter space, and a PANTRY. Large windows throughout the main floor allow natural light to flood the space. Across the hall youâ€™ll find good-sized bedrooms with ample closet space, perfect for family or guests. Heading downstairs, the lower level offers additional living space, including a SPACIOUS FAMILY ROOM ideal for entertaining or relaxing. Another well-designed bathroom and more generously sized bedrooms provide comfort and convenience for all members of the household. Comfort is ensured year-round with both AIR-CONDITIONING & INFLOOR HEAT. The backyard is a blank canvas, offering a generous-sized yard with easy potential for you to build a garage or create a personal oasis. Located in the growing community of Blackfalds, this home is close enough to enjoy the benefits of a vibrant and expanding neighbourhood but staying off busy streets.

Built in 2010

## Essential Information

MLS® #

A2148847



|                |             |
|----------------|-------------|
| Price          | \$364,000   |
| Sold Price     | \$369,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,006       |
| Acres          | 0.13        |
| Year Built     | 2010        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Sold        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 14 Charlton Avenue |
| Subdivision | Cottonwood Estates |
| City        | Blackfalds         |
| County      | Lacombe County     |
| Province    | Alberta            |
| Postal Code | T4M 0B9            |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Interior Features | Ceiling Fan(s)                                      |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator |
| Heating           | In Floor, Forced Air                                |
| Cooling           | Central Air                                         |
| Has Basement      | Yes                                                 |
| Basement          | Finished, Full                                      |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Private Yard                           |
| Lot Description   | Back Lane, Landscaped, Street Lighting |
| Roof              | Asphalt Shingle                        |
| Construction      | Vinyl Siding                           |
| Foundation        | Poured Concrete                        |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2024 |
| Date Sold      | July 22nd, 2024 |
| Days on Market | 11              |
| Zoning         | R1M             |
| HOA Fees       | 0.00            |

**Listing Details**

Listing Office            Royal LePage Network Realty Corp.

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