

\$464,900 - 6 Charlton Avenue, Blackfalds

MLS® #A2151985

\$464,900

3 Bedroom, 3.00 Bathroom, 1,315 sqft

Residential on 0.13 Acres

Cottonwood Estates, Blackfalds, Alberta

Welcome to this stunning modified bi-level home located in the highly sought-after Cottonwood Estates neighborhood in Blackfalds, Alberta. With 1,315 square feet of meticulously designed living space, this single-family home boasts 3 bedrooms and 3 bathrooms, offering ample room for a growing family. The large primary bedroom comfortably fits a king suite, comes with a spacious walk-in closet and a private 3-piece ensuite. The open floor plan with vaulted ceilings creates a bright and airy living space, perfect for entertaining. The living room features a cozy gas fireplace with a tile surround and mantle, open to the kitchen featuring 2 toned cabinets, a breakfast bar and a corner pantry. The basement is designed for comfort with in-floor heating, a large family room, a 4-piece bathroom, and the third bedroom. Additional features include ample storage under the stairs and a large laundry room with a washer and dryer included. The exterior of the home is your outdoor oasis and boasts extensive landscaping with interlocking brick patios, garden boxes with a sink, and a large shed for additional storage. The east-facing rear yard is perfect for morning sun and evening relaxation, featuring a deck with wrought iron railing and a gas BBQ hookup. Recent upgrades include new luxury vinyl plank flooring throughout, new blinds, a new hot water tank, a stylish new backsplash in the kitchen and rod iron railing on the deck.



Located close to Iron Ridge Intermediate Campus and St. Gregory Catholic Schools, as well as nearby parks, this home offers the perfect balance of tranquillity and convenience.

This beautifully updated home in Cottonwood Estates offers a blend of modern amenities and comfortable living. There is a gate at the rear for the potential RV or trailer parking (shed and flower box would need to be moved).

Built in 2009

Essential Information

MLS® #	A2151985
Price	\$464,900
Sold Price	\$464,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,315
Acres	0.13
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Sold

Community Information

Address	6 Charlton Avenue
Subdivision	Cottonwood Estates
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0B9

Amenities

Parking Spaces	2
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Parking	Double Garage Attached
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Interior

Interior Features	Central Vacuum, Closet Organizers, Laminate Counters, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Low Maintenance Landscape, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 24th, 2024
Date Sold	July 31st, 2024
Days on Market	7
Zoning	R1M
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX real estate central alberta
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