

\$329,900 - 5300 Lansdowne Avenue, Blackfalds

MLS® #A2160499

\$329,900

4 Bedroom, 2.00 Bathroom, 1,044 sqft

Residential on 0.09 Acres

Briarwood, Blackfalds, Alberta

An affordable residence boasting a spacious yard facing west. Suitable for investors or first-time home buyers. Bi-level style homes are currently sought after due to their expansive, well-lit basements and large windows. Upon entry, you are greeted by a foyer leading both up and downstairs. Ascending, you'll find a living area with a sizable picture window, seamlessly connected to the dinette and kitchen. The "U" shaped kitchen cabinetry offers ample counter space for culinary endeavors. The main floor comprises 3 bedrooms and a spacious 2 bathrooms. The primary bedroom features a closet for added convenience as well as 3 pc ensuite. One of the bedrooms has access to the deck and could be used as an office. The basement hosts additional 2 bedrooms, a recreation room, utility/furnace room and room for another full bathroom - this area is roughed in but unfinished - used for storage at present.. ceilings and not finished as well as home needs some trims. Thanks to its bi-level design, the basement benefits from abundant natural light, creating a bright and inviting atmosphere. Accessible from the back is a sizable deck, ideal for outdoor gatherings and barbecues; The property's east-facing yard is private, fully fenced ensuring safety for children and pets, gates to access the backyard with room to park your holiday trailer/RV and the deck. Additionally this property presents an opportunity for personalization and enhancement, making it



an ideal starter home. Conveniently located with easy access to the downtown core and all the shopping and schools. Blackfalds, Alberta, is a vibrant and growing town located just north of Red Deer. Known for its family-friendly atmosphere, the community offers modern amenities, excellent recreational facilities, and beautiful parks. With a strong sense of community and easy access to both urban and rural experiences, Blackfalds is an attractive place for families and individuals seeking a balanced lifestyle.

Built in 1996

Essential Information

MLS® #	A2160499
Price	\$329,900
Sold Price	\$313,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,044
Acres	0.09
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	5300 Lansdowne Avenue
Subdivision	Briarwood
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T0M 0J0

Amenities

Parking Spaces	2
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Parking	Off Street, RV Access/Parking
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Interior

Interior Features	No Smoking Home, See Remarks, Vinyl Windows, Laminate Counters
Appliances	Dishwasher, Dryer, Microwave, Window Coverings, Freezer, Gas Stove, Refrigerator, Range Hood, Washer
Heating	Forced Air, Natural Gas, In Floor Roughed-In
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Garden
Lot Description	Landscaped, Level, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 26th, 2024
Date Sold	December 31st, 2024
Days on Market	126
Zoning	R1S
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX real estate central alberta
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