

\$387,900 - 69 Valley Crescent, Blackfalds

MLS® #A2164003

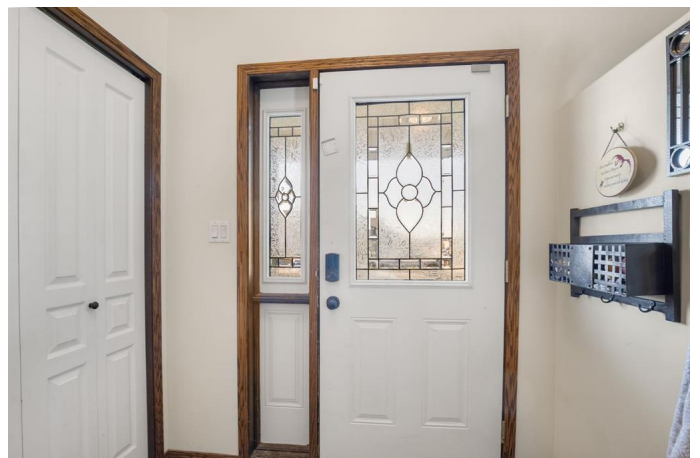
\$387,900

5 Bedroom, 3.00 Bathroom, 1,174 sqft

Residential on 0.11 Acres

Valley Ridge, Blackfalds, Alberta

This home has so much to offer: It's larger than most with 1174 sq feet above grade, it's fully finished with a walkout basement, it offers laundry hook ups both main floor and in the lower level, it has a large yard with great privacy as it has a back alley and walking path behind. There is off street parking and plenty of space to add a future garage + it's located on a quiet close. Shingles have just been replaced on this well designed bilevel home. You'll appreciate the great curb appeal with the front deck. The large entryway leads you up to an open designed kitchen/living room and dining area. The bright living room has large windows and faces south making for an abundance of natural light. The living room looks onto the dining area and kitchen. The kitchen offers plenty of cabinets and counter space. The kitchen leads out to the deck and the super sized backyard complete with a corner patio and a firepit area. There are 2 good sized bedrooms on the main level including the primary bedroom with a full ensuite. There is a main floor laundry/utility room (currently not used for laundry). The lower level has a large family room. There is a stylish bathroom attached to a lower level primary suite with a large walk in closet. There are 2 other bedrooms (one does not have a closet). The laundry room has a walkout to the big backyard. For your comfort there is in floor heating in the basement. Whether you're looking for a home to accommodate your growing family or you're seeking a home with



suite potential this may be just the property for you!

Built in 2008

Essential Information

MLS® #	A2164003
Price	\$387,900
Sold Price	\$382,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,174
Acres	0.11
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	69 Valley Crescent
Subdivision	Valley Ridge
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0J7

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	Open Floorplan, Vinyl Windows, Ceiling Fan(s), No Smoking Home, Pantry, Recessed Lighting, Separate Entrance
Appliances	Dishwasher, Refrigerator, Dryer, Microwave, Range, Washer
Heating	Forced Air, In Floor
Cooling	None
Has Basement	Yes

Basement	Finished, Full
Exterior	
Exterior Features	Fire Pit
Lot Description	Back Lane, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 9th, 2024
Date Sold	November 1st, 2024
Days on Market	52
Zoning	R1S
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Maximum
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