

\$474,500 - 4264 Westbrooke Road, Blackfalds

MLS® #A2168356

\$474,500

5 Bedroom, 3.00 Bathroom, 1,313 sqft

Residential on 0.13 Acres

Valley Ridge, Blackfalds, Alberta

Looking for the perfect home to raise your family. Then look no further than this amazing home in the growing community in Blackfalds. Close to the school, pool, skatepark, and stores just to name a few. This 5 bedroom home has never been smoked in, or had pets. As soon as you walk into this immaculate home, you will notice that the front steps leading up to the front door are not a normal riser. Had them specially built with a wider tread and lower riser for easier walking up the steps. As you walk into the kitchen/dining room/ living room, you are greeted by the vast open space, and a kitchen that boasts amazing quartz counter tops. You also have main floor laundry. Windows upstairs are triple pain. Garage floor was done professionally with a layer of rocks and epoxy. LED lights in the home, garage and outside for low maintenance. The front door side glass opens up to make it easier for moving your furniture in. This home has a low maintenance yard and the back fence opens up onto the green space for your kids to enjoy playing. Enjoy sitting on your composite deck with a coffee and the sun shining on you, or use the awning to get some shade going. In floor heating has its own thermostat. This is a very well loved and maintained home and it is just waiting for you.

Built in 2008

Essential Information



MLS® #	A2168356
Price	\$474,500
Sold Price	\$475,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,313
Acres	0.13
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	4264 Westbrooke Road
Subdivision	Valley Ridge
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0L4

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Off Street, Parking Pad

Interior

Interior Features	Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	High Efficiency, Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Awning(s), BBQ gas line, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Low

	Maintenance Landscape, No Neighbours Behind, Landscaped
Roof	Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 26th, 2024
Date Sold	October 12th, 2024
Days on Market	16
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Network Realty Corp.
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