

\$525,000 - 26 Palmer Circle, Blackfalds

MLS® #A2170140

\$525,000

3 Bedroom, 3.00 Bathroom, 1,508 sqft

Residential on 0.09 Acres

Panorama Estates, Blackfalds, Alberta

3 BEDROOM, 3 BATHROOM 2-STOREY IN LIKE NEW CONDITION ~ HEATED DOUBLE ATTACHED GARAGE ~ WEST FACING BACKYARD ~ LOADED WITH UPGRADES ~ Covered front entry welcomes you and leads to a sun filled foyer with a wood panel feature wall and large coat closet ~ Open concept main floor layout complemented by high ceilings, rows of recessed lighting and high ceilings create a feeling of spaciousness ~ The living room features large west facing windows that overlook the backyard and allows for tons of natural light to flow throughout the main level ~ The beautiful kitchen offers a functional layout with plenty of ceiling height two-toned cabinets, tons of quartz counter space including a large island with an eating bar, undermount granite sink and pendant lights above, upgraded stainless steel appliances, full tile backsplash and a large walk in pantry ~ Easily host a large family gathering in the dining room that has more large west facing windows plus garden door access to the west facing deck that features aluminum railings and a gas line for your BBQ or patio heater ~ 2 piece main floor bathroom located just off the mudroom with access to the garage ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture, has a 3 piece ensuite and a large walk in closet ~ 2 additional bedrooms are both a generous size and are located across from a 4 piece bathroom ~ Conveniently located laundry room with front load laundry pair and a



south facing window ~ The basement has in floor heating roughed in, bathroom and wet bar plumbing roughed in and could easily accommodate additional bedroom(s) and/or a family room ~ Other great features include; Central air conditioning, original owner, non-smoking home, 9 ft. ceilings throughout ~ Double attached garage is insulated, finished with drywall and has a gas heater ~ The sunny west facing backyard is fully fenced with vinyl siding, has freshly laid sod, and back alley access ~ Located close to multiple parks, playgrounds, walking trails and ponds with easy access to multiple schools and shopping ~ pride of ownership is evident in this better than new home!

Built in 2023

Essential Information

MLS® #	A2170140
Price	\$525,000
Sold Price	\$520,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,508
Acres	0.09
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	26 Palmer Circle
Subdivision	Panorama Estates
City	Blackfalds
County	Lacombe County

Province	Alberta
Postal Code	T4M 0N7

Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	2
Parking	Alley Access, Double Garage Attached, Garage Faces Front, 220 Volt Wiring, Concrete Driveway, Garage Door Opener, Heated Garage, Insulated

Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s), Stone Counters, Central Vacuum, Recessed Lighting
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, See Remarks
Heating	Forced Air, Natural Gas, In Floor Roughed-In
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 3rd, 2024
Date Sold	October 26th, 2024
Days on Market	23
Zoning	R1M
HOA Fees	0.00

Listing Details

Listing Office	Lime Green Realty Inc.
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.