

\$307,500 - 89 Crimson Court, Blackfalds

MLS® #A2176674

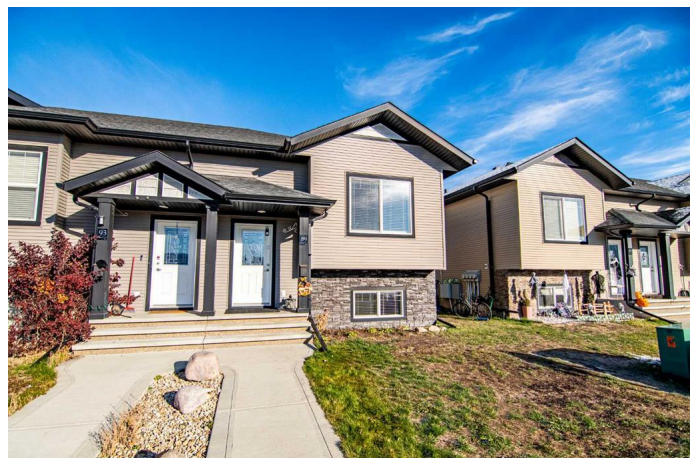
\$307,500

3 Bedroom, 2.00 Bathroom, 753 sqft

Residential on 0.06 Acres

Cottonwood Estates, Blackfalds, Alberta

Welcome to this stunning, like new - one owner - non smoking - no pet - end-unit bi-level townhouse in Cottonwood! With 1,348 sq. ft. of fully developed space, this 3-bedroom, 2-bathroom home offers the perfect blend of style and functionality. Act now to make this space uniquely yours! The upper level features a spacious open-concept kitchen, living and dining area with upgraded laminate flooring. A sleek, fully-equipped kitchen includes stainless steel appliances—stove, fridge, dishwasher, and microwave. Also on this level, you’ll find a generously sized bedroom and a stylish 4-piece bathroom. The lower level provides extra space for relaxation, with a separate family room (which some people in other units turned into additional bedroom), two additional bedrooms, a second full bathroom and an enclosed laundry room, complete with a washer and dryer. High-quality Hunter Douglas blinds are installed throughout, ensuring comfort and privacy. Enjoy a fully landscaped front and back yard, vinyl fencing for added privacy, poured sidewalks, and a rear deck. A gravel parking pad is included, with power set up for a future garage. Shed will stay for those extras. Modern upgrades are thoughtfully integrated, including fiber optic pre-wiring, rough-in for central vac, water line to the fridge, and a high-efficiency furnace. Those units are selling quickly! Updates include a 2-year-old water tank, a 1-year-old washing machine, and a 1-year-old



microwave. Carpets were shampooed! Easy to show- turn key and squeaky clean just move your furniture in!

Built in 2014

Essential Information

MLS® #	A2176674
Price	\$307,500
Sold Price	\$300,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	753
Acres	0.06
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	89 Crimson Court
Subdivision	Cottonwood Estates
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0A7

Amenities

Parking Spaces	2
Parking	Parking Pad, Gravel Driveway

Interior

Interior Features	Central Vacuum
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None

Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	October 31st, 2024
Date Sold	November 13th, 2024
Days on Market	13
Zoning	R2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX real estate central alberta
----------------	------------------------------------

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