

# \$399,900 - 4905 Westbrooke Road, Blackfalds

MLS® #A2178204

**\$399,900**

4 Bedroom, 2.00 Bathroom, 908 sqft

Residential on 0.13 Acres

Harvest Meadows, Blackfalds, Alberta

IMMEDIATE POSSESSION AVAILABLE ~ FULLY DEVELOPED 4 BEDROOM, 2 BATH BI-LEVEL ~ 24' L x 26' W DETACHED GARAGE ~ SUNNY SOUTH FACING BACKYARD ~ Covered front entry welcomes you and leads to a foyer with raised ceilings that open to the upper level ~ The main floor features an open concept layout with soaring vaulted ceilings and vinyl plank flooring ~ The living room features a large bay window that overlooks the front yard and has views of a park and playground ~ The kitchen offers an abundance of oak cabinets, ample counter space, full tile backsplash, window above the sink, and opens to an eat in dining space where you can host large gatherings with ease ~ French doors from the dining room lead to the huge south facing two tiered deck ~ The primary bedroom can easily accommodate a king bed plus multiple pieces of furniture, has a walk in closet and gets tons of natural light from a large bay window ~ Second bedroom and a 4 piece bathroom complete the upper level ~ The fully finished basement with large above grade windows has a spacious family room with built in shelving, 2 bedrooms, a 3 piece bathroom, laundry and space for storage ~ Other great features include; Central air conditioning, new carpet ~ The backyard is landscaped, has a garden shed and is fully fenced with access to the back alley ~ 24' W x 26' L detached garage is insulated, finished with drywall and has built in shelving ~ Located close to multiple schools, parks,



playgrounds, walking trails, Abbey Centre and shopping with easy access to all other amenities!

Built in 2005

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2178204    |
| Price          | \$399,900   |
| Sold Price     | \$393,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 908         |
| Acres          | 0.13        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Sold        |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 4905 Westbrooke Road |
| Subdivision | Harvest Meadows      |
| City        | Blackfalds           |
| County      | Lacombe County       |
| Province    | Alberta              |
| Postal Code | T4M 0K7              |

### **Amenities**

|                |                                              |
|----------------|----------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected |
| Parking Spaces | 2                                            |
| Parking        | Double Garage Detached                       |

### **Interior**

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Closet Organizers, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Garage Control(s), Microwave, Refrigerator, See Remarks, Stove(s), Washer/Dryer                                                 |

|              |                         |
|--------------|-------------------------|
| Heating      | Forced Air, Natural Gas |
| Cooling      | Central Air             |
| Has Basement | Yes                     |
| Basement     | Finished, Full          |

**Exterior**

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Private Entrance, Private Yard, Storage      |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped |
| Roof              | Asphalt Shingle                              |
| Construction      | Vinyl Siding                                 |
| Foundation        | Poured Concrete                              |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 8th, 2024  |
| Date Sold      | November 22nd, 2024 |
| Days on Market | 14                  |
| Zoning         | R1M                 |
| HOA Fees       | 0.00                |

**Listing Details**

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

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