

# **\$44,900 - 5500 Womacks Road, Blackfalds**

MLS® #A2178385

**\$44,900**

2 Bedroom, 1.00 Bathroom, 992 sqft

Mobile on 0.00 Acres

Blackfalds MHP, Blackfalds, Alberta

Welcome to this gem in the heart of Blackfalds, AB. This 2 bed, 1 bath home has everything you need! Out front you have 2 nice sized parking stalls, and a gate to enter the yard, making it private, and secure. Walk up a few stairs and you enter the enclosed covered porch to the front door. This adds a lot of extra storage and covered space to store outdoor items, coats and shoes. Once inside you are greeted to a bright open area, the living room, dining room and kitchen are all open concept. Main it perfect for entertanining, or being able to watch your children., or pets. The sunken living room is bright and cheery, the feature is a beautiful fireplace to gather around on those cold winter days. On the opposite end of the coin, it has an Air Conditioning unit for those warm summer days, you are ready for Alberta's seasons. The dining room has plenty of room, large enough for a family table, and a china cabinet if you wanted. The U-shaped kitchen is bright, with a window above the sink, and lots of cabnets for storage. Ample counter top area for all your prepping, and cooking needs. Down the hall you have the first bedroom, adequate size, and has a closet organizer. The laundry is centrally located just outside the master bedroom. The nice sized 4 piece bathroom is just of the primary as well. The back door has a surprise extra space. Almost 60ft2 of area enclosed to enjoy and use however you wish. It also has a separate entrance to that addition. The yard is large,



and completely fenced, what a bonus! Three large sheds at the back of the yard, are tucked away nicely, and should supply ample storage.

Shingles were replaced in 2010., newer hot water tank, and some flooring upgrades. This home has so much to offer a couple, a single person, seniors, small family, or an investment. It won't be here long, more affordable than renting only \$650.00 per month lot fees. Blackfalds is thriving, and growing fast, jump on this opportunity!

Built in 1984

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | A2178385                |
| Price          | \$44,900                |
| Sold Price     | \$35,000                |
| Bedrooms       | 2                       |
| Bathrooms      | 1.00                    |
| Full Baths     | 1                       |
| Square Footage | 992                     |
| Acres          | 0.00                    |
| Year Built     | 1984                    |
| Type           | Mobile                  |
| Sub-Type       | Mobile                  |
| Style          | Single Wide Mobile Home |
| Status         | Sold                    |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 5500 Womacks Road |
| Subdivision | Blackfalds MHP    |
| City        | Blackfalds        |
| County      | Lacombe County    |
| Province    | Alberta           |
| Postal Code | T0M 0J0           |

**Amenities**

|                |                      |
|----------------|----------------------|
| Parking Spaces | 2                    |
| Parking        | Driveway, Off Street |

**Interior**

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Interior Features | Beamed Ceilings, Ceiling Fan                         |
| Appliances        | Dishwasher, Range Hood, Conditioner, Washer/Dryer, V |
| Heating           | Forced Air, Natural Gas                              |
| Cooling           | Wall/Window Unit(s)                                  |
| Fireplace         | Yes                                                  |
| # of Fireplaces   | 1                                                    |
| Fireplaces        | Electric, Family Room                                |

**Exterior**

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Lighting, Private Yard, Storage |
| Lot Description   | Back Yard, Landscaped, Priv     |
| Roof              | Asphalt                         |
| Construction      | Metal Siding                    |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 9th, 2024  |
| Date Sold      | November 22nd, 2024 |
| Days on Market | 13                  |
| HOA Fees       | 0.00                |

**Listing Details**

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

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