

\$459,000 - 26 Charlton Avenue, Blackfalds

MLS® #A2186242

\$459,000

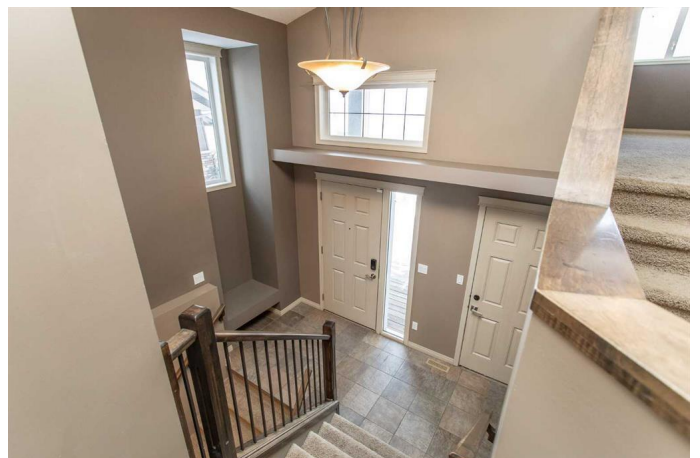
3 Bedroom, 3.00 Bathroom, 1,206 sqft

Residential on 0.13 Acres

Cottonwood Estates, Blackfalds, Alberta

Ready for a big bright modified bi-level on a fenced lot in Cottonwood Estates? Here it is. This well designed home welcomes you into a spacious front entranceway with tile floor and built-in bench seating, and up a few steps it leads you into an open plan main level under vaulted ceilings. This main living space features several great big windows for tons of natural light and for catching those valuable cross breezes to keep you fresh and cool in any season. The kitchen has maple cabinetry, a corner pantry, and a large island where you can get your chores done while overlooking the rest of the space. The dining area offers access to the large back deck with gas hookup for the BBQ, and the living room showcases a gas fireplace. There is a bedroom and a full bath on this level, and up a few more steps you find the large primary suite - complete with a walk-in closet and a four piece ensuite. The basement level opens up from a nice wide staircase into a spacious family room with above grade windows and beautiful vinyl plank flooring. A third bedroom, a third full bath, and the laundry/utility room with great storage complete this level. You'll appreciate the updated furnace as of last year, the on demand hot water, and floor heat is roughed in. A front driveway, double attached garage and spacious yard with firepit and storage under the deck top it all off. Welcome home.

Built in 2008



Essential Information

MLS® #	A2186242
Price	\$459,000
Sold Price	\$454,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,206
Acres	0.13
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	26 Charlton Avenue
Subdivision	Cottonwood Estates
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0B9

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Front Drive

Interior

Interior Features	Closet Organizers, High Ceilings, Vinyl Windows, Kitchen Island, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked
Heating	Forced Air, Fireplace(s), In Floor Roughed-In, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	January 9th, 2025
Date Sold	January 18th, 2025
Days on Market	9
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Maximum
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