

\$309,900 - 85 Crimson Court, Blackfalds

MLS® #A2187626

\$309,900

3 Bedroom, 2.00 Bathroom, 726 sqft

Residential on 0.07 Acres

Cottonwood Estates, Blackfalds, Alberta

NO CONDO FEES! This fully developed end-unit, 3-bedroom, 2-bathroom bi-level townhouse in Cottonwood offers over 1300 sq. ft. ideal for those looking for a great family home. The upper level features an open concept kitchen, living room, and dining area with upgraded laminate flooring throughout. A spacious bedroom and a 4-piece bathroom complete the upper floor. The kitchen is equipped with stainless steel appliances, including a stove, fridge, dishwasher, and microwave. The lower level offers a separate family room, two additional bedrooms, a 4-piece nice bathroom, and an enclosed laundry room with washer and dryer included. Outside, enjoy a fully landscaped front and back yard with low-maintenance vinyl fencing in the rear. A two-tier deck and gravel parking pad complete the backyard. Additional features include roughed-in central vacuum, a water line run to the fridge, and an energy-efficient furnace. Don't miss out as these properties are selling quickly!

Built in 2014

Essential Information

MLS® #	A2187626
Price	\$309,900
Sold Price	\$311,000
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	726
Acres	0.07
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	Bi-Level
Status	Sold

Community Information

Address	85 Crimson Court
Subdivision	Cottonwood Estates
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T0M 0J0

Amenities

Parking Spaces	3
Parking	Off Street, Parking Pad

Interior

Interior Features	Laminate Counters, No Smoking Home, Open Floorplan, Vinyl Windows, Storage
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, City Lot, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 18th, 2025
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Date Sold	February 2nd, 2025
Days on Market	15
Zoning	R2
HOA Fees	0.00

Listing Details

Listing Office	2 Percent Realty Advantage
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