

# \$345,000 - 5232 Landsdowne Avenue, Blackfalds

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MLS® #A2195105

**\$345,000**

4 Bedroom, 2.00 Bathroom, 1,075 sqft

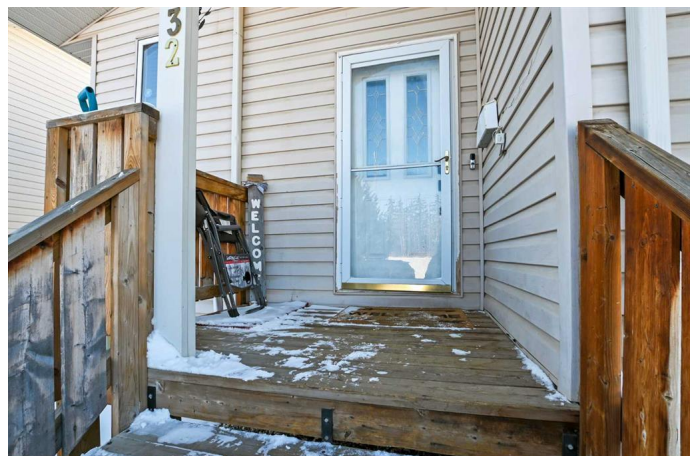
Residential on 0.10 Acres

Briarwood, Blackfalds, Alberta

BEAUTIFUL well loved home has been tastefully renovated and is FULLY DEVELOPED! This home boasts three bedrooms on the main floor, and a four piece bathroom. The kitchen features a full tiled back splash, black granite sink, stainless appliances, dark stained wood cabinets and a spacious eat up island. A large dining room leads to a two tiered deck and massive fully fenced yard! This yard is pet friendly and room to build your dream garage. You'll enjoy the fully developed basement with its cozy family room and a WET BAR with a bar fridge! A perfect haven to entertain friends, watch movies and sit back and relax. There is a fourth bedroom and an office 14'6"x 9'11" that can easily convert into a FIFTH bedroom, and a 3 piece bath for more convenience, a beautiful space for your growing teenager. Some recent upgrades include, paint, luxury vinyl plank floor, bathroom vanity, kitchen sink and faucet, white baseboards, AIR CONDITIONING, NEW FURNANCE, FENCE, surround sound hook up and shingles are only 5 years old. Your front exposure is a beautiful open GREEN SPACE . Conveniently located steps away from Blackfalds HOCKEY AREANA and downtown amenities. A warm inviting space to call HOME. Simply affordable and adorable.

Built in 1996

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2195105    |
| Price          | \$345,000   |
| Sold Price     | \$340,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,075       |
| Acres          | 0.10        |
| Year Built     | 1996        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Sold        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 5232 Landsdowne Avenue |
| Subdivision | Briarwood              |
| City        | Blackfalds             |
| County      | Lacombe County         |
| Province    | Alberta                |
| Postal Code | T0M 0J0                |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

### Interior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Pantry, Wet Bar                                            |
| Appliances        | Bar Fridge, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                   |
| Cooling           | None                                                                                      |
| Has Basement      | Yes                                                                                       |
| Basement          | Finished, Full                                                                            |

### Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Private Yard, Fire Pit        |
| Lot Description   | Back Lane, Back Yard, Private |
| Roof              | Asphalt Shingle               |

|              |                          |
|--------------|--------------------------|
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 17th, 2025 |
| Date Sold      | March 8th, 2025     |
| Days on Market | 19                  |
| Zoning         | R1S                 |
| HOA Fees       | 0.00                |

**Listing Details**

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

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