

\$419,900 - 2 Charlton Avenue, Blackfalds

MLS® #A2202650

\$419,900

3 Bedroom, 2.00 Bathroom, 1,297 sqft

Residential on 0.13 Acres

Cottonwood Estates, Blackfalds, Alberta

3 BDRM, 2 BATH MODIFIED BI-LEVEL ~ CORNER LOT ~ ORIGINAL OWNER ~ DOUBLE ATTACHED GARAGE ~ Covered front veranda welcomes you and leads to a large foyer with fanned stairs leading to the main level ~ Open concept layout complemented by high ceilings offers a feeling of spaciousness ~ The kitchen offers a functional layout with dark brown cabinets, ample counter space including an island with a raised eating bar, full tile backsplash, reverse osmosis faucet and a corner pantry ~ The dining room is flooded with natural light and has a garden door leading to the deck and backyard ~ The living room offers more large windows and a cozy corner fireplace ~ 2 main floor bedrooms are both a generous size and are separated by the 4 piece main bath ~ Open staircase leads to the private primary bedroom located on it's own level with plenty of room for a king bed plus furniture, has vaulted ceilings, walk in closet with custom organizers and a 3 piece ensuite ~ The basement offers large above grade windows and is partially finished with space for a large family room, 2 bedrooms, a 4piece bathroom and room for storage ~ Double attached garage has a man door to the front yard and is insulated ~ The backyard is landscaped, has a fenced in dog run, back alley access and Green Drop service for the remainder of the year ~ Located close to schools, parks and shopping.



Built in 2009

Essential Information

MLS® #	A2202650
Price	\$419,900
Sold Price	\$419,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,297
Acres	0.13
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Sold

Community Information

Address	2 Charlton Avenue
Subdivision	Cottonwood Estates
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0B9

Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	4
Parking	Alley Access, Double Garage Attached

Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, Chandelier, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	In Floor Roughed-In, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 14th, 2025
Date Sold	April 1st, 2025
Days on Market	18
Zoning	R-1M
HOA Fees	0.00

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.