

# \$374,900 - 141 Valley Crescent, Blackfalds

MLS® #A2206174

**\$374,900**

3 Bedroom, 2.00 Bathroom, 1,011 sqft

Residential on 0.09 Acres

Valley Ridge, Blackfalds, Alberta

Start the next chapter of your life at 141 Valley Crescent! This beautiful bi-level in Blackfalds is move-in ready and packed with features that make daily life easier and more enjoyable.

With modern comforts, thoughtful design, and room to grow, this home is a fantastic opportunity for anyone looking to plant roots in a vibrant community.

Step inside and enjoy the open-concept living space that flows effortlessly from the Living Room to the spacious Kitchen. Designed for both function and style, the Kitchen features tons of cabinets, a corner pantry, and a huge centre island, making meal prep and entertaining effortless. The Dining Area leads to the back deck, the perfect spot for morning coffee or summer BBQs.

The main floor also offers two Bedrooms, including a large Primary with a walk-in closet, plus a 4-piece Bathroom that's ready to handle busy mornings. Downstairs, the walk-out lower level extends your living space with a Rec Room, a spacious Bedroom with a walk-in closet, and another 4-piece Bathroom. In-floor heating is roughed in, giving you the option to add extra warmth and comfort down the road. This home is designed for both comfort and convenience. Central air conditioning keeps you cool on hot summer days, while the fully fenced yard gives you a private outdoor retreat. With back lane parking and room for a future garage, you have the



flexibility to customize your space as you grow.

Living here means enjoying everything Blackfalds has to offer—great schools, parks, playgrounds, and essential amenities are just minutes away. Whether you're starting fresh, growing your family, or looking for a smart investment, this home checks all the boxes.

141 Valley Crescent — the perfect place to call home.

Built in 2008

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2206174    |
| Price          | \$374,900   |
| Sold Price     | \$374,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,011       |
| Acres          | 0.09        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Sold        |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 141 Valley Crescent |
| Subdivision | Valley Ridge        |
| City        | Blackfalds          |
| County      | Lacombe County      |
| Province    | Alberta             |
| Postal Code | T4M 0K2             |

**Amenities**

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

### Interior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Walk-In Closet(s) |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer         |
| Heating           | Forced Air, In Floor Roughed-In, Natural Gas                                 |
| Cooling           | Central Air                                                                  |
| Has Basement      | Yes                                                                          |
| Basement          | Finished, Full, Walk-Out                                                     |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | Private Yard                                    |
| Lot Description   | Back Lane, Back Yard, City Lot, Rectangular Lot |
| Roof              | Asphalt Shingle                                 |
| Construction      | Wood Frame                                      |
| Foundation        | Poured Concrete                                 |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 4th, 2025  |
| Date Sold      | June 17th, 2025 |
| Days on Market | 13              |
| Zoning         | R1S             |
| HOA Fees       | 0.00            |

### Listing Details

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

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