

\$319,900 - 34 Briarwood Crescent, Blackfalds

MLS® #A2224292

\$319,900

2 Bedroom, 1.00 Bathroom, 1,065 sqft

Residential on 0.14 Acres

Briarwood, Blackfalds, Alberta

Cozy and comfortable 1,065 sq. ft. bi-level home in Blackfalds! The lot boasts a Large fenced yard ~ Large deck ~ Offstreet parking. Inside you'll find the kitchen and dining area opening onto the west-facing deck overlooking a fenced yard with mature trees, a fountain and space for a double garage development. Additional features include high vaulted ceilings ~ ceiling fan in the living area & moveable kitchen island. The basement is unfinished and is an open canvas for your creative design! It currently offers storage, a laundry room, and potential for a few more bedrooms and additional living room! What a great option for first-time buyers or those looking to downsize!

Built in 1998

Essential Information

MLS® #	A2224292
Price	\$319,900
Sold Price	\$325,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,065
Acres	0.14
Year Built	1998
Type	Residential
Sub-Type	Detached



Style	Bi-Level
Status	Sold

Community Information

Address	34 Briarwood Crescent
Subdivision	Briarwood
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T0M 0J0

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Ceiling Fan(s), Vinyl Windows, Vaulted Ceiling(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

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

Additional Information

Date Listed	May 24th, 2025
Date Sold	May 27th, 2025
Days on Market	3
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.