# \$209,000 - 4608 Broadway Avenue, Blackfalds

MLS® #A2232907

## \$209,000

3 Bedroom, 2.00 Bathroom, 746 sqft Residential on 0.11 Acres

Downtown, Blackfalds, Alberta

Great starter home for the shrewd purchaser. If your looking for some work this gem could be the answer. Bungalow consists 1 primary bedroom, 4-piece bath, 1 den, 1 living room, plus a nice size kitchen/dining area which has oak cabinets plus patio doors to a covered deck. Home received a new roof last year, plus furnace and air conditioning is 4 years old. Panel box was also upgraded 4 years ago. Hot water tank is approximately 8 years old. Lower level has a family room, 2 bedrooms however the windows must be double checked to make sure they are up to code. 2nd Bathroom is located in the laundry room in the lower level. Furnace, central air plus hot water tank are located in a specific area of the lower level.



#### **Essential Information**

MLS® # A2232907 Price \$209,000 Sold Price \$195,000

Bedrooms 3

Bathrooms 2.00

Full Baths 1

Half Baths

Square Footage 746

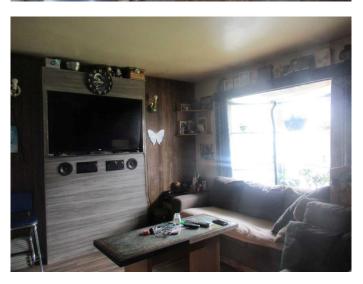
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Acres 0.11

Year Built 1956







Type Residential Sub-Type Detached

Style 1 and Half Storey

Status Sold

## **Community Information**

Address 4608 Broadway Avenue

Subdivision Downtown
City Blackfalds

County Lacombe County

Province Alberta
Postal Code T0M0J0

#### **Amenities**

Parking Spaces 2

Parking Driveway, Off Street, Single Garage Detached

### Interior

Interior Features Ceiling Fan(s), See Remarks

Appliances Dishwasher, Refrigerator, Stove(s), Washer/Dryer

Heating Forced Air, Mid Efficiency

Cooling Central Air

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Other

Lot Description Back Yard, Fruit Trees/Shrub(s), Lawn, Standard Shaped Lot

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed June 20th, 2025 Date Sold July 18th, 2025

Days on Market 28
Zoning RIM
HOA Fees 0.00

## **Listing Details**

## Listing Office Red Key Realty & Property Management

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