

# \$455,000 - 45 Cedar Crescent, Blackfalds

MLS® #A2235478

**\$455,000**

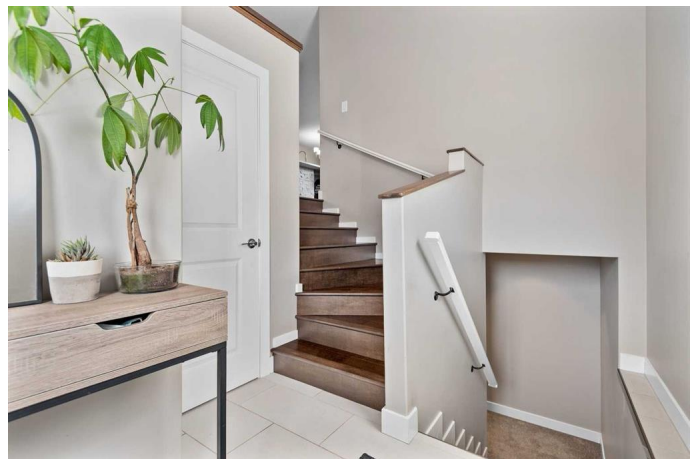
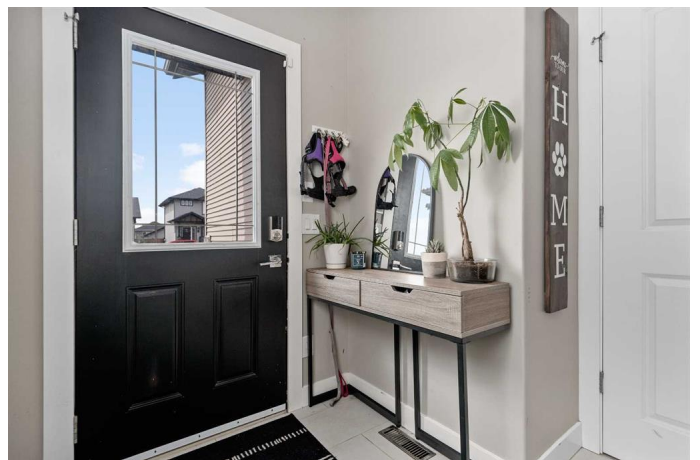
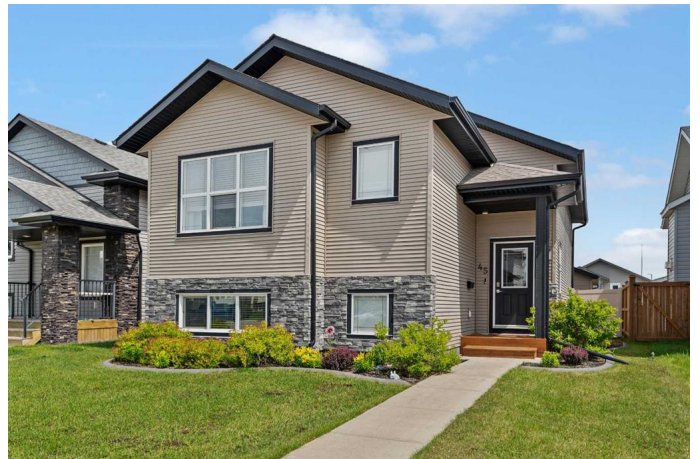
4 Bedroom, 2.00 Bathroom, 1,029 sqft

Residential on 0.10 Acres

Cottonwood Estates, Blackfalds, Alberta

Here it is! This stunning bi-level is the full package with a thoughtfully designed floorplan, upgrades you'll love AND a 24'x24' heated garage. The spacious entrance is a welcoming first impression that leads up to the bright, open concept main level. The kitchen is a cook's delight, featuring quartz countertops, a corner pantry and stainless-steel appliances. You can entertain or relax in the comfort of your living room OR step outside to the covered back deck. It's the perfect spot to lounge and enjoy! The spacious primary bedroom offers a walk-in closet, and three additional bedrooms provide plenty of space for kids, guests or a home office. The lower level is a comfortable retreat with cozy carpet, a feature shiplap TV wall and plenty of space to enjoy movie nights or family time. Enjoy the comfort of central air conditioning on hot summer days and appreciate the convenience of underground sprinklers to keep the grass lush and green. Additional perks with this home include a fenced yard, a raised garden bed, storage under the covered deck, concrete curbing, and the great garage that is not only heated but also has 220v and a workshop corner! This well-cared for home is nestled on a quiet crescent in Cottonwood Estates close to schools, playgrounds and amenities. This gem is ready for you to move in and enjoy!

Built in 2011



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2235478    |
| Price          | \$455,000   |
| Sold Price     | \$455,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,029       |
| Acres          | 0.10        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Sold        |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 45 Cedar Crescent  |
| Subdivision | Cottonwood Estates |
| City        | Blackfalds         |
| County      | Lacombe County     |
| Province    | Alberta            |
| Postal Code | T4M0A2             |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

## Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Sump Pump(s), Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer       |
| Heating           | Forced Air, Natural Gas                                                                                                |
| Cooling           | Central Air                                                                                                            |
| Has Basement      | Yes                                                                                                                    |
| Basement          | Finished, Full                                                                                                         |

## Exterior

|                   |        |
|-------------------|--------|
| Exterior Features | Garden |
|-------------------|--------|

|                 |                                                                        |
|-----------------|------------------------------------------------------------------------|
| Lot Description | Back Lane, Garden, Landscaped, Rectangular Lot, Underground Sprinklers |
| Roof            | Asphalt Shingle                                                        |
| Construction    | Concrete, Stone, Vinyl Siding                                          |
| Foundation      | Poured Concrete                                                        |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 28th, 2025 |
| Date Sold      | July 12th, 2025 |
| Days on Market | 14              |
| Zoning         | R1S             |
| HOA Fees       | 0.00            |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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