

\$364,900 - 4505 Broadway Avenue, Blackfalds

MLS® #A2236886

\$364,900

4 Bedroom, 2.00 Bathroom, 1,189 sqft

Residential on 0.22 Acres

Downtown, Blackfalds, Alberta

Have you been searching for a spacious family home under \$375,000? Here you go!! Original owner bungalow on a MASSIVE lot. Move in and enjoy the space, renovate the home, build on this large plot of land – big enough for a multi-family dwelling (pending re-zoning.) Main floor with a large living room and opens to the sunroom and out to the side deck area. Two generous bedrooms and a three piece bath on the main level. Downstairs you will find the family room and another two big bedrooms plus a four piece bathroom. One furnace upgraded in 2024. Roof was done 10 years ago. Fabulous location – walking distance to schools, parks & shopping.

Oversized, heated single garage will keep the snow and rain off your vehicle. Let your imagination run wild because the possibilities are endless!

Built in 1966

Essential Information

MLS® #	A2236886
Price	\$364,900
Sold Price	\$347,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,189
Acres	0.22



Year Built	1966
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	4505 Broadway Avenue
Subdivision	Downtown
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T0M0J0

Amenities

Parking Spaces	5
Parking	Additional Parking, Aggregate, Driveway, Gravel Driveway, Single Garage Detached, Drive Through

Interior

Interior Features	Storage
Appliances	Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	City Lot, Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 5th, 2025
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Date Sold	July 23rd, 2025
Days on Market	18
Zoning	R1L
HOA Fees	0.00

Listing Details

Listing Office RE/MAX real estate central alberta

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