

# \$310,000 - 13 Westview Crescent, Blackfalds

MLS® #A2241466

**\$310,000**

4 Bedroom, 2.00 Bathroom, 1,035 sqft

Residential on 0.12 Acres

Harvest Meadows, Blackfalds, Alberta

This home is a great opportunity for first time buyers, a growing family, or someone looking to get into the market with a property they can make their own. Located in one of Blackfalds' most convenient areas, you're just blocks from the Abbey Centre, BMX track, skate park, schools, and shopping, making this an ideal spot for active families.

The main floor offers a simple, functional layout with two bedrooms, a spacious living room, and an open kitchen and dining area that flows well for everyday living. Downstairs, you'll find two additional good sized bedrooms, a second bathroom, and a large family room perfect for movie nights or watching the game with friends.

The backyard is a blank canvas with lots of room for kids to play, pets to roam, or to create the outdoor space you've been dreaming of. There is room in the back to add a garage which could really add to this great property.

Built in 1980

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2241466  |
| Price          | \$310,000 |
| Sold Price     | \$313,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,035     |



|            |             |
|------------|-------------|
| Acres      | 0.12        |
| Year Built | 1980        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bi-Level    |
| Status     | Sold        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 13 Westview Crescent |
| Subdivision | Harvest Meadows      |
| City        | Blackfalds           |
| County      | Lacombe County       |
| Province    | Alberta              |
| Postal Code | T0M 0J0              |

### Amenities

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

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | Storage                                                 |
| Appliances        | Dishwasher, Dryer, Refrigerator, Washer, Electric Stove |
| Heating           | Forced Air, Natural Gas                                 |
| Cooling           | Central Air                                             |
| Has Basement      | Yes                                                     |
| Basement          | Full, Partially Finished                                |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Private Yard, Storage    |
| Lot Description   | Back Yard, Landscaped    |
| Roof              | Asphalt Shingle          |
| Construction      | Wood Frame, Vinyl Siding |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | July 22nd, 2025  |
| Date Sold      | August 9th, 2025 |
| Days on Market | 18               |
| Zoning         | R1M              |

HOA Fees                    0.00

**Listing Details**

Listing Office                eXp Realty

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