

# \$575,000 - 42 Falcon Drive, New Sarepta

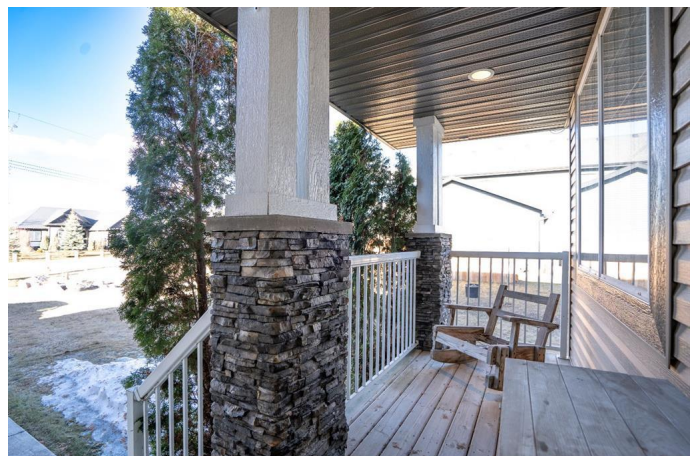
MLS® #A2209500

**\$575,000**

5 Bedroom, 3.00 Bathroom, 1,431 sqft  
Residential on 0.39 Acres

New Sarepta, New Sarepta, Alberta

WELCOME TO ALBERTA! From the beautiful Falcon Drive in New Sarepta comes a fabulous open concept bungalow featuring 5 bedrooms, 3 bathrooms, high ceilings and premium finishes. They've cracked the code with the layout keeping it warm and inviting, whilst providing lots of room for a large group of people at over 1400 square feet on the main floor alone. The covered front porch is iconic and may become one of your favourite spots to hang out. Front entry makes a statement with its grand stairwell and foyer. The Kitchen is premier, tons of counter space, stainless appliances and both an island and a peninsula breakfast bar. A gas fireplace in the living room lends atmosphere to the whole space and a dining room table looks upon the back deck which looks upon your big backyard, trees and green space. The Master features that same view through the back window and a four piece ensuite. two more bedrooms and a 4 piece main floor bathroom complete the main floor. Downstairs are two large bedrooms, mostly finished, and another 4 piece bathroom. The utility room services look great, which you'd expect from a 2008 home, and the family room is sectioned into a gym and what was to become a separate living space for a roommate. Realizing the next owner may prefer to just have a bigger family room, the drywall was left off for now to make for easy finishing, or removal depending on the next owners plans. Finally, the coup de grace, The Garage is gear head heaven at 36



feet wide, essentially an oversized triple attached, heated with automatic doors, overhead heater and floor drains. The pictures outline how a car lift fits easily in here and still leaves room for three more vehicles plus the workbenches.. have mercy! Out back are two rock solid work sheds, one even has a loft because there's no point in going halfway. Asphalt driveway and cool neighbours finish this property off. New Sarepta is a lovely town with schools, some basic amenities and just a beautiful proximity to Edmonton & Leduc. Only 25 minutes to the corner of the city, you can work there and still give your family the small town raising that kids deserve.

Built in 2008

### **Essential Information**

MLS® #	A2209500
Price	\$575,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,431
Acres	0.39
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	42 Falcon Drive
Subdivision	New Sarepta
City	New Sarepta
County	Leduc County
Province	Alberta
Postal Code	T0B 3M0

### **Amenities**

Parking Spaces	12
Parking	Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Oversized, Parking Pad, Triple Garage Attached, 220 Volt Wiring, Asphalt, Insulated
# of Garages	3

## Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Log
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Backs on to Park/Green Space, Lawn, Level, No Neighbours Behind, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame, Mixed
Foundation	Poured Concrete

## Additional Information

Date Listed	April 14th, 2025
Days on Market	36
Zoning	Residential

## Listing Details

Listing Office	Alberta Realty Inc.
----------------	---------------------

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