# \$424,900 - 5208 Lansdowne Avenue, Blackfalds

MLS® #A2231314

## \$424,900

4 Bedroom, 2.00 Bathroom, 1,070 sqft Residential on 0.14 Acres

Briarwood, Blackfalds, Alberta

This stunning 4 Bed plus den, 2 bath home with walkout, 26x28 heated garage & central a/c offers an impressive blend of style, functionality, and comfort. Step inside and be greeted by the warmth of abundant natural light flooding through the vaulted ceilings that elegantly crown the living room and dinette, making it the perfect space for gatherings or quiet evenings at home.

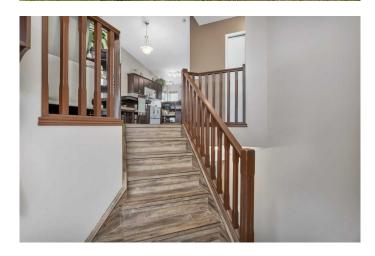
The heart of this home is undoubtedly the spacious kitchen, adorned with rich oak cabinets featuring exquisite crown moldings. Delight in the convenience of a large island equipped with a dishwasher and electric powerâ€"perfect for culinary enthusiasts and entertaining guests.

Open the garden door to your own private retreat! The west-facing 10'x12' treated deck invites you to unwind and soak in the breathtaking sunsets, creating a serene backdrop for your outdoor gatherings. Venture downstairs to discover the bathroom featuring a lavish 2-person jet tub, Large family room with walkout to the back yard, bedroom along with a flew room that can be a den or made into a bedroom by adding a door.

The property is framed by a beautifully fenced rear yard crafted from pressure-treated lumber, ensuring privacy and security for outdoor play, gardening, or simply enjoying the fresh air.







Lastly, don't forget the impressive 26'x28' detached garage, providing ample space for vehicles, storage, or creative projects.

#### Built in 2002

#### **Essential Information**

MLS® # A2231314 Price \$424,900

Bedrooms 4
Bathrooms 2.00
Full Baths 2

Square Footage 1,070 Acres 0.14 Year Built 2002

Type Residential
Sub-Type Detached
Style Bi-Level
Status Active

## **Community Information**

Address 5208 Lansdowne Avenue

Subdivision Briarwood City Blackfalds

County Lacombe County

Province Alberta
Postal Code T0M 0J0

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features Central Vacuum

Appliances Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator,

Washer/Dryer

Heating Forced Air

Cooling Central Air

Has Basement Yes

Basement Finished, Full, Walk-Out

#### **Exterior**

Exterior Features None

Lot Description Back Lane, Back Yard

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed June 16th, 2025

Days on Market 15 Zoning R1

## **Listing Details**

Listing Office Real Broker

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