

\$469,900 - 193 Westgate Crescent, Blackfalds

MLS® #A2256505

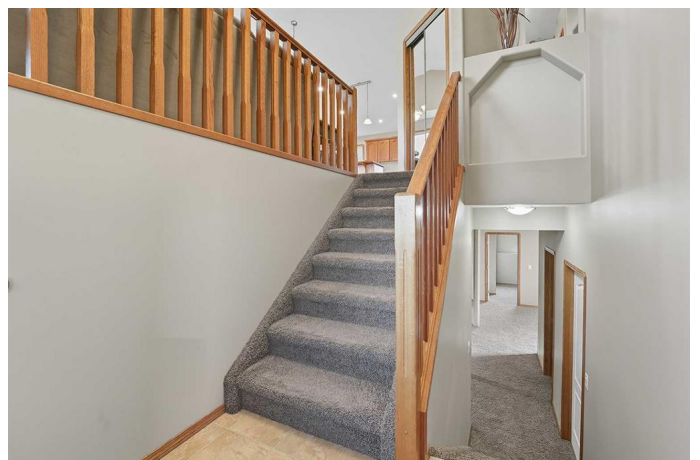
\$469,900

4 Bedroom, 3.00 Bathroom, 1,223 sqft

Residential on 0.18 Acres

Harvest Meadows, Blackfalds, Alberta

Original Owner ~ Immaculate Bi-Level in the growing Town of Blackfalds located on a large lot with an oversized 24x28 HEATED garage PLUS RV Parking! This well designed home boasts four spacious bedrooms and 3 bathrooms with functionality at the forefront. Entertaining is made easy with an open concept main floor featuring vaulted ceilings, a bright living room, large dining space and extremely functional kitchen with a centre island (three drawers), ample counter space and pantry. From the kitchen you can access the covered 10x14 deck (dura-deck) which overlooks the fantastic yard. The main floor is home to two large bedrooms including the primary suite equipped with a 4pc ensuite (jet tub!) and an oversized walk-in closet. The professionally developed basement offers 9 ft ceilings, functional in-floor heat, a gas fireplace, two large bedrooms, a 4pc bathroom and tons of storage space. This is a rare find ~ an oversized attached garage with 10 ft ceilings and 8 ft door with in-floor heat and access to the backyard which features enclosed storage under the deck finished with brick flooring, power & lights! Parking your RV is a breeze with a 20 ft rolling gate AND a 30 amp RV plug. Additional features & upgrades you don't want to miss: hot & cold taps in the garage & in the backyard, Low-E windows throughout, 5x6 wood shed w/ brick floor, HWT replaced in 2021, high end 30 year shingles replaced in 2018 and so much more. This move-in property offers the perfect blend of



comfort and practicality ~ an absolute pleasure to view.

Built in 2004

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2256505 |
| Price | \$469,900 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,223 |
| Acres | 0.18 |
| Year Built | 2004 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 193 Westgate Crescent |
| Subdivision | Harvest Meadows |
| City | Blackfalds |
| County | Lacombe County |
| Province | Alberta |
| Postal Code | T4M 0J9 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Garage Faces Front, Heated Garage, Oversized |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Closet Organizers, Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, See Remarks, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings |

| | |
|-----------------|----------------------|
| Heating | In Floor, Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Family Room, Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|----------------------------------|
| Exterior Features | None |
| Lot Description | Back Lane, Back Yard, Landscaped |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|-------------|----------------------|
| Date Listed | September 10th, 2025 |
| Zoning | R1M |

Listing Details

| | |
|----------------|--------------------|
| Listing Office | Century 21 Maximum |
|----------------|--------------------|

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