

# \$325,000 - 4949 Westbrooke Road, Blackfalds

MLS® #A2262964

**\$325,000**

4 Bedroom, 3.00 Bathroom, 1,231 sqft

Residential on 0.09 Acres

Valley Ridge, Blackfalds, Alberta

**\*\*Spacious Half Duplex with Large Lot and Beautiful Upgrades!\*\*** No Condo fees! This home is perfect for families or anyone seeking comfort and functionality. Step into a the bright, welcoming entryway, featuring a stylish wainscot accent wall. The living room offers a cozy atmosphere with a bay window, built-in cabinets and shelving, and a charming electric fireplace. The family-sized kitchen is ideal for cooking and entertaining, complete with ample counter space plus an island and a pantry. The adjoining dining area overlooks the fenced backyard, creating a perfect setting for family meals. The back entrance provides convenient access to the laundry area and a main floor bathroom. Upstairs, you'll find a spacious primary bedroom with a wall-length closet, two additional bedrooms, and a large 4-piece bathroom featuring a linen closet for extra storage. The fully finished basement adds even more living space, including a family room, fourth bedroom, and a recently updated 3-piece bathroom with new tile, vanity/sink and toilet. Other upgrades include, new carpet on stairs and 2nd level and new toilets in all bathrooms. Enjoy outdoor living in the private fenced yard, perfect for kids or entertaining guests on the large deck. The storage shed has electricity plus there's two parking spaces off the back alley. Stay comfortable in the summer months with central air conditioning!



Built in 2004

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2262964               |
| Price          | \$325,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,231                  |
| Acres          | 0.09                   |
| Year Built     | 2004                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 4949 Westbrooke Road |
| Subdivision | Valley Ridge         |
| City        | Blackfalds           |
| County      | Lacombe County       |
| Province    | Alberta              |
| Postal Code | T4M 0L1              |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 3          |
| Parking        | Off Street |

### Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Laminate Counters, Pantry, Vinyl Windows                                                     |
| Appliances        | Central Air Conditioner, Dishwasher, Freezer, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air                                                                                                   |
| Cooling           | Central Air                                                                                                  |
| Has Basement      | Yes                                                                                                          |
| Basement          | Finished, Full                                                                                               |

**Exterior**

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Other                      |
| Lot Description   | Back Lane, Rectangular Lot |
| Roof              | Asphalt Shingle            |
| Construction      | Vinyl Siding               |
| Foundation        | Poured Concrete            |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 15                |
| Zoning         | R2                |

**Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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