

**5210 Waghorn
Blackfalds, Alberta**

MLS # A2223101



\$374,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,188 sq.ft.	Age:	1974 (51 yrs old)
Beds:	5	Baths:	2
Garage:	Attached Carport, Parking Pad, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Fruit Trees/Shrub(s)		

Heating: Forced Air

Floors: Ceramic Tile, Laminate, Linoleum

Roof: Metal

Basement: Finished, Full

Exterior: Mixed

Foundation: Block

Features: Breakfast Bar, Ceiling Fan(s), Kitchen Island, Skylight(s), Storage, Tile Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: Dishwasher x 2, fridge x 2, stove x 2, 1 rangehood, washer x 2, dryer x 2.

Welcome to this well-maintained 1188 sq ft 5 bedroom home featuring 2 legal suites, with a private & attractive yard which creates a great setting for your personal retreat. On the main floor you have 3 bedrooms, a large 4 piece bathroom with a lovely sun-lit living room with access to a front deck where you can step outside to enjoy your morning coffee or unwind in the evening. The kitchen is the heart of your home, granting you an abundance of counter-space, tons of cabinetry, double sink, plus a wonderful breakfast bar; this kitchen supplies ample room for meal preparation & entertaining plus your appointed dining area. At the rear of the home is your own laundry area intended for the upper suite use, an additional closet and more storage. Here you have access to the attached carport with overhead door and furthermore to your backyard. Down the stairs is where you are pleasantly greeted with an additional suite equipped with a generous size kitchen w/ center island, living room and 2 more bedrooms. You have a 3 piece bathroom, designated lower suite laundry plus a substantial amount of storage. This home offers a perfect blend of pride of ownership, desirable location in the family friendly community of Blackfalds and is fantastic for many family living arrangements. Don't miss out on this opportunity to make it your own!