

**4712 Westbrooke Road  
Blackfalds, Alberta**
**MLS # A2240746**


# \$439,900

<b>Division:</b>	Harvest Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	929 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Alley Access, Double Garage Attached, Driveway, Heated		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, Stove, Microwave, Dishwasher, Washer, Dryer, Garage Door Opener & Control, A/C Unit

A truly exceptional renovated bungalow nestled in a growing community. Step inside and be captivated by the abundant natural light that fills every corner, highlighted by a beautiful bay window that adds character and warmth. The heart of this home, the kitchen, is a chef's delight, boasting stylish maple cabinets, a convenient eating bar, and a sleek glass tile backsplash. Recent upgrades ensure a move-in ready experience, including air conditioning, dishwasher, washer & dryer in 2022, and a new microwave and fridge in 2025. This bungalow offers ample living space with two comfortable bedrooms located upstairs, complemented by a luxurious 4-piece tiled bathroom with quartz vanity. The fully developed basement significantly expands your living space. It offers three extra bedrooms, a versatile office/exercise room, and a convenient 3-piece bathroom with a quartz vanity. Beyond the interior, this property continues to impress. Enjoy effortless outdoor living with a fully functioning automatic sprinkler system keeping your fully fenced and beautifully landscaped backyard lush and green. The large two-tiered deck is perfect for entertaining or simply relaxing in the Alberta sun. For the car enthusiast or hobbyist, the attached 22x20 garage is a dream, complete with an overhead heater and a laundry sink. With back alley and gate access to the backyard, convenience is at your fingertips.