

101 Laurel Close  
Blackfalds, Alberta

MLS # A2245370



**\$439,000**

<b>Division:</b>	Laurel		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,005 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<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>	R1L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Vinyl Windows		

**Inclusions:** Fridge, stove, built in dishwasher, washer & dryer, shed

Well-Cared for Bi-Level in a Family-Friendly Location! This fully finished bi-level offers 4 bedrooms, 2 full bathrooms, and a functional layout perfect for family living. Ideally situated near schools, ball diamonds, parks, and walking trails. This home is both convenient and comfortable. The spacious front entry includes ample closet space and leads to an open main floor featuring a living room with vaulted ceilings and a bright kitchen/dining area. The kitchen boasts plenty of counter space, a corner sink. Garden doors off the dining area open to a large deck and a sunny, fully fenced and landscaped backyard—ideal for outdoor entertaining. The primary bedroom includes his and her closets and a convenient pocket door to the main bath. The fully developed basement offers a great family room, two additional bedrooms, a full 4-piece bath, and a separate laundry room. Completing the package is an attached garage, adding extra convenience and storage. This is a fantastic opportunity to own a well-maintained home in a welcoming, family-oriented neighborhood!