

# \$434,900 - 4605 Westbrooke Road, Blackfalds

MLS® #A2217651

**\$434,900**

3 Bedroom, 3.00 Bathroom, 1,111 sqft

Residential on 0.13 Acres

Valley Ridge, Blackfalds, Alberta

This updated bi-level home in Blackfalds offers stylish living just a short walk from parks and the Abbey Centre. Inside, you'll find 3 spacious bedrooms (with an easy option to add a 4th), 3 baths, and a bright living area with vaulted ceilings with an electric fireplace open to the dining area and kitchen with a door leading to the deck. The 2025 kitchen renovation brings a fresh, modern feel with new cabinetry, subway tile backsplash, and sleek countertops. The primary bedroom features his and hers closets, a 3-piece ensuite with a custom tiled shower, the 2nd bedroom on the main level is a generous size. Enjoy the warmth of in-floor heating in the basement, huge family room with large windows that make the space feel open and inviting, 3rd bedroom and 3 piece bathroom. The home is finished with luxury vinyl plank flooring throughout and ceramic tile in 2 of the bathrooms—no carpet at all. Step outside to a large south-facing backyard retreat featuring a firepit, gazebo with swings, RV parking, and a 24x26 heated garage. Recent updates include, new cabinets with soft close and pull-outs, countertops, back splash (May 2025), baseboards and trim, shingles (2019) on both the home and garage. This is great home for a young family or first-time home buyers.

Built in 2000

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2217651    |
| Price          | \$434,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,111       |
| Acres          | 0.13        |
| Year Built     | 2000        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 4605 Westbrooke Road |
| Subdivision | Valley Ridge         |
| City        | Blackfalds           |
| County      | Lacombe County       |
| Province    | Alberta              |
| Postal Code | T4M 0K2              |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 2   |
| Parking        | Double Garage Detached, RV Access/Parking |
| # of Garages   | 2   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Vaulted Ceiling(s), Jetted Tub   |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Electric, Living Room  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

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

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 6th, 2025 |
| Days on Market | 1             |
| Zoning         | R1M           |

### **Listing Details**

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

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