

# \$310,000 - 13 Westview Crescent, Blackfalds

MLS® #A2241466

## \$310,000

4 Bedroom, 2.00 Bathroom, 1,035 sqft

Residential on 0.12 Acres

Harvest Meadows, Blackfalds, Alberta

This home is a great opportunity for first time buyers, a growing family, or someone looking to get into the market with a property they can make their own. Located in one of Blackfalds' most convenient areas, youâ€™re just blocks from the Abbey Centre, BMX track, skate park, schools, and shopping, making this an ideal spot for active families.

The main floor offers a simple, functional layout with two bedrooms, a spacious living room, and an open kitchen and dining area that flows well for everyday living. Downstairs, youâ€™ll find two additional good sized bedrooms, a second bathroom, and a large family room perfect for movie nights or watching the game with friends.

The backyard is a blank canvas with lots of room for kids to play, pets to roam, or to create the outdoor space youâ€™ve been dreaming of. There is room in the back to add a garage which could really add to this great property.

Built in 1980

## Essential Information

MLS® #	A2241466
Price	\$310,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,035
Acres	0.12



Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	13 Westview Crescent
Subdivision	Harvest Meadows
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T0M 0J0

**Amenities**

Parking Spaces	2
Parking	Off Street

**Interior**

Interior Features	Storage
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

**Exterior**

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 22nd, 2025
Days on Market	1
Zoning	R1M

**Listing Details**

Listing Office

eXp Realty

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