# \$479,900 - 13 Coleman Crescent, Blackfalds

MLS® #A2242751

## \$479,900

5 Bedroom, 3.00 Bathroom, 1,325 sqft Residential on 0.14 Acres

Cottonwood Estates, Blackfalds, Alberta

Welcome to Cottonwood Estates in family friendly Blackfalds!! This quiet neighbourhood is close to Schools, parks and shopping. A beautiful 1300+ sq ft Bungalow featuring 5 bedrooms, 3 bathrooms with a large double attached heated garage. The home boasts an open concept main floor with vaulted ceilings and large windows for that warm natural light. The u-shaped kitchen features a breakfast bar, ideal for entertaining, with plenty of rich cabinetry and counter space, and a pantry for extra storage. Plenty of room to host gatherings or entertain family and friends in the spacious Living Room. Retreat to the Primary bedroom complete with a walk-in closet and a 3pc ensuite for those relaxing days. A full 4pc bathroom and 2 more good sized bedrooms can be found on the main floor. Stay active in the fully finished basement with IN-FLOOR HEATING throughout. Bring your games to the enormous family room, 2 large bedrooms, another 4pc bathroom, and an oversized utility/laundry room with plenty of storage finish off of the well laid out lower level. Enjoy summer barbecues on the east facing deck overlooking the fully fenced and landscaped yard. The oversized HEATED garage has plenty of room for storage and parking. Sellers are MOTIVATED and open to earlier possession date! \*\*Seller is continuing to update the interior of the home\*\*







Built in 2009

#### **Essential Information**

MLS® # A2242751 Price \$479.900

Bedrooms 5
Bathrooms 3.00
Full Baths 3

Square Footage 1,325 Acres 0.14 Year Built 2009

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

# **Community Information**

Address 13 Coleman Crescent Subdivision Cottonwood Estates

City Blackfalds

County Lacombe County

Province Alberta
Postal Code T4M0C7

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached, Driveway

# of Garages 2

#### Interior

Interior Features Ceiling Fan(s), High Ceilings, Open Floorplan, Pantry

Appliances Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s),

Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas, Fireplace(s), In Floor

Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Gas, Family Room

Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Private Yard Lot Description Back Yard

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed July 24th, 2025

Days on Market 102 Zoning R1

## **Listing Details**

Listing Office eXp Realty

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