

81 Westview Crescent
Blackfalds, Alberta

MLS # A2165435



\$300,000

Division:	Harvest Meadows		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,257 sq.ft.	Age:	1983 (41 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Parking Pad, RV Gated		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partially Finished, See Remarks	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1M
Foundation:	Wood	Utilities:	-
Features:	Bar, Ceiling Fan(s), Storage, Vinyl Windows		

Inclusions: shed

Just steps away from the Abbey Centre, this 5-bedroom family home perfectly blends functionality with comfort. The main level features a popular three-bedroom layout, including a cozy primary suite with an ensuite. The living room features updated flooring and natural light, while the spacious kitchen offers plenty of storage and open access to the dining area. A bonus area has been crafted to allow for snacks at a sit-up eating bar at the pass-through to the living room. The sliding door from the dining area encourages indoor/outdoor entertaining by keeping the BBQ close to the kitchen. The partially finished basement is perfect for gatherings in the games room with a wet bar. Older children will be happy with the generous-sized lower-floor bedrooms. There is also a full bathroom awaiting your personal touch. Outside, enjoy a large backyard with a sunken firepit, a workman's shed, and fully fenced RV parking. Recent updates include new windows in 2021, refreshed bathrooms on the main floor, some new flooring, and a handy laundry chute in the bedroom closet. This home's blend of comfort and convenience in a prime location makes it perfect for families and entertaining.