

# \$589,900 - 13 Murphy Close, Blackfalds

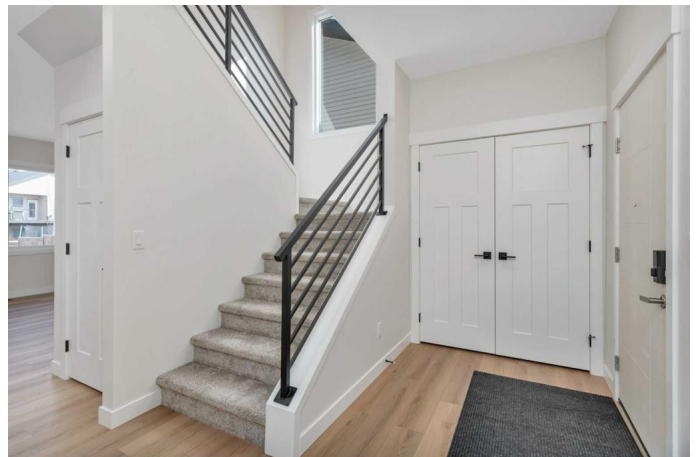
MLS® #A2211616

**\$589,900**

3 Bedroom, 3.00 Bathroom, 1,890 sqft  
Residential on 0.13 Acres

Mckay Ranch, Blackfalds, Alberta

Welcome to 13 Murphy Close, a 1890 sqft 2-story home built by Manhani Builders in the neighbourhood of McKay Ranch, Blackfalds. Carefully crafted for comfort living, it boasts a desirable location near trails and parks. The spacious layout, and thoughtful design elements create a stylish living experience. Highlights include a walkthrough pantry, 2nd floor laundry, huge bonus living room, upgraded carpeting, vinyl flooring, and large windows that fill the home with natural light. The kitchen features a mix of painted and stained maple cabinets, quartz countertops, and upgraded stainless steel appliance package. The master bedroom offers privacy with a walk-in closet, ensuite and optional access to the laundry. The 24x24 garage accommodates two vehicles comfortably, and the exterior blends vinyl, stone, window trims, and wood grain paneling. Enjoy outdoor spaces with a composite front porch and a 12'x14' treated wood back deck. Additional features include roughed-in garage heater, roughed-in floor heating, and potential for future basement development. A high-efficiency furnace and HRV System which ensures clean air and comfortable temperature throughout the home. Please note that the driveway, parking, front yard landscaping, back deck stairs, front stairs & railing is pending and will be completed in the spring. Interior is completed and it is ready for possession. Welcome to 13 Murphy Close, where comfortable living meets modern charm.



Built in 2025

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2211616    |
| Price          | \$589,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,890       |
| Acres          | 0.13        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 13 Murphy Close |
| Subdivision | Mckay Ranch     |
| City        | Blackfalds      |
| County      | Lacombe County  |
| Province    | Alberta         |
| Postal Code | T4M 0H5         |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Closet Organizers, High Ceilings, Quartz Counters, See Remarks, Walk-In Closet(s) |
| Appliances        | Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer           |
| Heating           | High Efficiency, Forced Air, Natural Gas  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | None   |
| Lot Description   | Back Lane, Back Yard, Front Yard, Interior Lot |
| Roof              | Asphalt Shingle                                |
| Construction      | Stone, Vinyl Siding                            |
| Foundation        | Poured Concrete                                |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 63               |
| Zoning         | R1M              |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Coldwell Banker Ontrack Realty |
|----------------|--------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.