$450,000 - 4236 Westbrooke Road, Blackfalds

MLS® #A2215730

$450,000
3 Bedroom, 2.00 Bathroom, 1,460 sqft
Residential on 0.11 Acres

Valley Ridge, Blackfalds, Alberta

Welcome to 4236 Westbrooke Road ~ Fantastic family location backing onto a green space and just steps away from one of Blackfalds favourite parks! You are welcomed by a large tiled entryway which leads you to the open concept main floor. Charming hardwood floors and large windows allowing for an abundance of natural light. The functional kitchen offers stainless steel appliances, a large centre island and convenient corner pantry. The living room is a fantastic size accompanied by a stone facing gas fireplace. From the dining room you can access the nice size deck and backyard with a full vinyl fence, under deck storage and fire-pit area. The main floor is home to two nice size bedrooms and a 4pc bathroom with its own linen closet. The primary suite is located on the upper floor and features a large walk-in closet and beautiful 4pc ensuite. The undeveloped basement offers the potential of two more bedrooms and a bathroom. You will love the oversized heated & attached garage as well as the the Central AC for the approaching warmer days! This is a wonderful family home awaiting new ownership.

Built in 2014

Essential Information

MLS® #	A2215730
Price	$450,000

Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,460
Acres	0.11
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	4236 Westbrooke Road
Subdivision	Valley Ridge
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0L4

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated Garage
# of Garages	2

Interior

Interior Features	Closet Organizers, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Fire Pit
Lot Description	Landscaped, Standard Shaped Lot, Environmental Reserve
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 28th, 2025
Days on Market	1
Zoning	R1M

Listing Details

Listing Office	Century 21 Maximum

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