

# \$434,900 - 4605 Westbrooke Road, Blackfalds

MLS® #A2217651

**\$434,900**

3 Bedroom, 3.00 Bathroom, 1,111 sqft

Residential on 0.13 Acres

Valley Ridge, Blackfalds, Alberta

This updated bi-level home in Blackfalds offers stylish living just a short walk from parks and the Abbey Centre. Inside, you'll find 3 spacious bedrooms (with an easy option to add a 4th), 3 baths, and a bright living area with vaulted ceilings with an electric fireplace open to the dining area and kitchen with a door leading to the deck. The 2025 kitchen renovation brings a fresh, modern feel with new cabinetry, subway tile backsplash, and sleek countertops. The primary bedroom features his and hers closets, a 3-piece ensuite with a custom tiled shower, the 2nd bedroom on the main level is a generous size. Enjoy the warmth of in-floor heating in the basement, huge family room with large windows that make the space feel open and inviting, 3rd bedroom and 3 piece bathroom. The home is finished with luxury vinyl plank flooring throughout and ceramic tile in 2 of the bathrooms—no carpet at all. Step outside to a large south-facing backyard retreat featuring a firepit, gazebo with swings, RV parking, and a 24x26 heated garage. Recent updates include, new cabinets with soft close and pull-outs, countertops, back splash (May 2025), baseboards and trim, shingles (2019) on both the home and garage. This is great home for a young family or first-time home buyers.

Built in 2000

## Essential Information



MLS® #	A2217651
Price	\$434,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,111
Acres	0.13
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	4605 Westbrooke Road
Subdivision	Valley Ridge
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0K2

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Jetted Tub, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Back Lane, City Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 6th, 2025
Days on Market	5
Zoning	R1M

### **Listing Details**

Listing Office	RE/MAX real estate central alberta
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