# \$439,900 - Nw 1-50-1 W4, Blackfoot

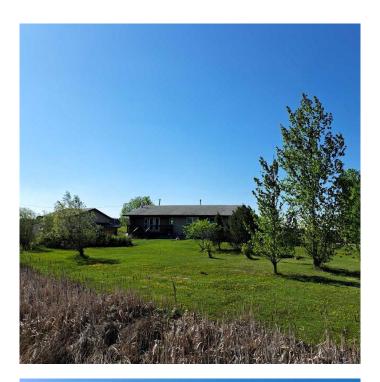
MLS® #A2225549

### \$439,900

4 Bedroom, 2.00 Bathroom, 1,228 sqft Residential on 13.68 Acres

Blackfoot, Blackfoot, Alberta

If you're looking for an Alberta side acreage close to Lloydminster this 3+1 bedroom bungalow located on 13.68 Acres is worth viewing! The kitchen has an over sized island with raised seating, Hickory cabinets, tile back splash and flooring. The living room has a wood fireplace with insert that pushes heat through the ducting to circulate throughout the home. Open concept living, kitchen dining area. You'll love the hardwood throughout the living room, hall and upper level bedrooms. The main level bathroom was custom upgraded with custom tile, a corner soaker tub and a large tile walk in shower. The primary bedroom also features a corner sink. The basement offers a family room, bedroom, 3 PC bathroom, huge storage room and utility room. There is a covered front balcony an large rear deck for seating/natural gas bbq hookup. The oversized 27'6x19' garage has a manual 10' OH door and fully insulated. The property also features a large pond with a Gazebo near. 3 driveway access roads and lots of extra space. Scenic view of the rear landscape. West of Lloydminster to the 2nd (West) Blackfoot entrance. Acreage is on right hand side. Watch for signs.





Built in 1981

#### **Essential Information**

MLS® # A2225549 Price \$439,900 Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 1,228

Acres 13.68

Year Built 1981

Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

## **Community Information**

Address Nw 1-50-1 W4

Subdivision Blackfoot City Blackfoot

County Vermilion River, County of

Province Alberta
Postal Code T0B0L0

#### **Amenities**

Utilities Electricity Available, Natural Gas Available

Parking Spaces 8

Parking Additional Parking, Garage Faces Front, Multiple Driveways, Oversized,

Gravel Driveway, Insulated, Single Garage Detached

# of Garages 1

### Interior

Interior Features Kitchen Island, No Smoking Home, Open Floorplan, See Remarks,

Soaking Tub, Sump Pump(s), Vinyl Windows

Appliances Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked, Water

Softener, Window Coverings

Heating Fireplace Insert, Forced Air, Natural Gas, Floor Furnace, Mid Efficiency

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Living Room, Wood Burning

Has Basement Yes

Basement Finished, Full

#### **Exterior**

**Exterior Features** BBQ gas line, Other

Corner Lot, Front Yard, Gaze Lot Description

No Neighbours Behind, See

Roof **Asphalt** 

Construction Wood Frame

Foundation **Poured Concrete** 

#### **Additional Information**

May 28th, 2025 **Date Listed** 

Days on Market 77

Zoning Res



