

# \$449,900 - 4712 Westbrooke Road, Blackfalds

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MLS® #A2240746

**\$449,900**

5 Bedroom, 2.00 Bathroom, 929 sqft

Residential on 0.11 Acres

Harvest Meadows, Blackfalds, Alberta

A truly exceptional renovated bungalow nestled in a growing community. Step inside and be captivated by the abundant natural light that fills every corner, highlighted by a beautiful bay window that adds character and warmth. The heart of this home, the kitchen, is a chef's delight, boasting stylish maple cabinets, a convenient eating bar, and a sleek glass tile backsplash. Recent upgrades ensure a move-in ready experience, including air conditioning, dishwasher, washer & dryer in 2022, and a new microwave and fridge in 2025. This bungalow offers ample living space with two comfortable bedrooms located upstairs, complemented by a luxurious 4-piece tiled bathroom with quartz vanity. The fully developed basement significantly expands your living space. It offers three extra bedrooms, a versatile office/exercise room, and a convenient 3-piece bathroom with a quartz vanity. Beyond the interior, this property continues to impress. Enjoy effortless outdoor living with a fully functioning automatic sprinkler system keeping your fully fenced and beautifully landscaped backyard lush and green. The large two-tiered deck is perfect for entertaining or simply relaxing in the Alberta sun. For the car enthusiast or hobbyist, the attached 22x20 garage is a dream, complete with an overhead heater and a laundry sink. With back alley and gate access to the backyard, convenience is at your fingertips.

Built in 2006



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2240746    |
| Price          | \$449,900   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 929         |
| Acres          | 0.11        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 4712 Westbrooke Road |
| Subdivision | Harvest Meadows      |
| City        | Blackfalds           |
| County      | Lacombe County       |
| Province    | Alberta              |
| Postal Code | T0M 0J0              |

## Amenities

|                |                                                                                   |
|----------------|-----------------------------------------------------------------------------------|
| Parking Spaces | 5                                                                                 |
| Parking        | Alley Access, Double Garage Attached, Driveway, Heated Garage, Additional Parking |
| # of Garages   | 2                                                                                 |

## Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | See Remarks                                                               |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked |
| Heating           | Forced Air, Natural Gas                                                   |
| Cooling           | Central Air                                                               |
| Has Basement      | Yes                                                                       |
| Basement          | Finished, Full                                                            |

## Exterior

|                   |          |
|-------------------|----------|
| Exterior Features | Fire Pit |
|-------------------|----------|

|                 |                                  |
|-----------------|----------------------------------|
| Lot Description | Back Lane, Back Yard, Landscaped |
| Roof            | Asphalt Shingle                  |
| Construction    | Vinyl Siding                     |
| Foundation      | Poured Concrete                  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 18              |
| Zoning         | R1M             |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Royal LePage Lifestyles Realty |
|----------------|--------------------------------|

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