

# \$469,900 - 193 Westgate Crescent, Blackfalds

MLS® #A2256505

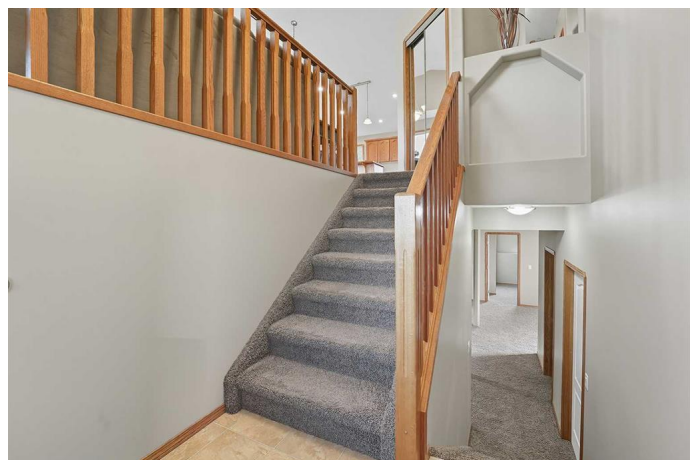
**\$469,900**

4 Bedroom, 3.00 Bathroom, 1,223 sqft

Residential on 0.18 Acres

Harvest Meadows, Blackfalds, Alberta

Original Owner ~ Immaculate Bi-Level in the growing Town of Blackfalds located on a large lot with an oversized 24x28 HEATED garage PLUS RV Parking! This well designed home boasts four spacious bedrooms and 3 bathrooms with functionality at the forefront. Entertaining is made easy with an open concept main floor featuring vaulted ceilings, a bright living room, large dining space and extremely functional kitchen with a centre island (three drawers), ample counter space and pantry. From the kitchen you can access the covered 10x14 deck (dura-deck) which overlooks the fantastic yard. The main floor is home to two large bedrooms including the primary suite equipped with a 4pc ensuite (jet tub!) and an oversized walk-in closet. The professionally developed basement offers 9 ft ceilings, functional in-floor heat, a gas fireplace, two large bedrooms, a 4pc bathroom and tons of storage space. This is a rare find ~ an oversized attached garage with 10 ft ceilings and 8 ft door with in-floor heat and access to the backyard which features enclosed storage under the deck finished with brick flooring, power & lights! Parking your RV is a breeze with a 20 ft rolling gate AND a 30 amp RV plug. Additional features & upgrades you don't want to miss: hot & cold taps in the garage & in the backyard, Low-E windows throughout, 5x6 wood shed w/ brick floor, HWT replaced in 2021, high end 30 year shingles replaced in 2018 and so much more. This move-in property offers the perfect blend of



comfort and practicality ~ an absolute pleasure to view.

Built in 2004

### **Essential Information**

MLS® #	A2256505
Price	\$469,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,223
Acres	0.18
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	193 Westgate Crescent
Subdivision	Harvest Meadows
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0J9

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Garage Faces Front, Heated Garage, Oversized
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, See Remarks, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings

Heating	In Floor, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 10th, 2025
Zoning	R1M

## Listing Details

Listing Office	Century 21 Maximum
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