

# \$325,000 - 5224 East Avenue, Blackfalds

MLS® #A2257042

**\$325,000**

4 Bedroom, 2.00 Bathroom, 836 sqft

Residential on 0.13 Acres

Downtown, Blackfalds, Alberta

This move-in ready BUNGALOW features an OPEN CONCEPT main living area with custom woodwork throughout, plenty of natural light and is completely carpet-free! There are 2 bedrooms on the main floor, with 2 rooms downstairs (may not meet current egress standards) and additional den area providing great versatility. The fully fenced backyard is perfect for relaxing or entertaining, complete with a covered patio/lounge area and bonus storage above. There is OFF-STREET PARKING for two vehicles at the rear and an OVERSIZED HEATED DOUBLE GARAGE with a designated work area making this home a hobbyist or handyman's dream. The location is ideal for community-oriented or active people—right behind Tayles Water Spray Park, the kids can enjoy endless summer days cooling off right outside the back door and you have a front-row view of the Christmas light display in winter. Eagle Builders Centre, shopping and dining are all just a short walk away. Recent upgrades include newer windows (upstairs) and newer shingles.

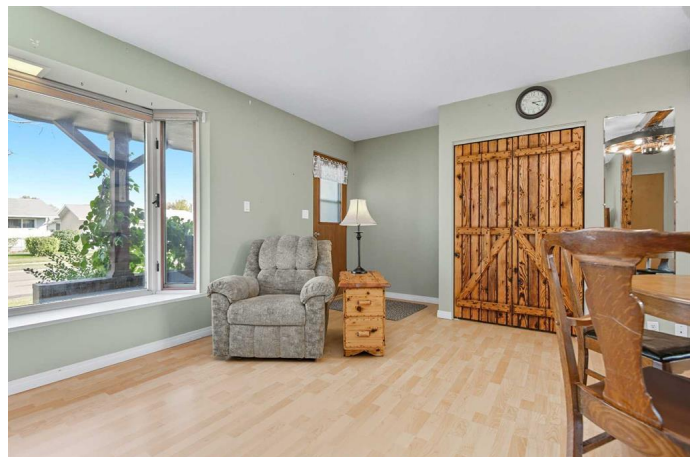
Built in 1965

## Essential Information

MLS® # A2257042

Price \$325,000

Bedrooms 4



Bathrooms	2.00
Full Baths	2
Square Footage	836
Acres	0.13
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	5224 East Avenue
Subdivision	Downtown
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T0M 0J0

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, Heated Garage
# of Garages	2

### Interior

Interior Features	Central Vacuum, Natural Woodwork, Pantry, Vinyl Windows
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Covered Courtyard
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### Additional Information

Date Listed	September 16th, 2025
Zoning	R1L

## **Listing Details**

Listing Office	Coldwell Banker OnTrack Realty
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