

# \$409,900 - 53 Westglen Boulevard, Blackfalds

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MLS® #A2217460

**\$409,900**

5 Bedroom, 2.00 Bathroom, 1,022 sqft  
Residential on 0.16 Acres

Harvest Meadows, Blackfalds, Alberta

This fully renovated 5-bedroom, 2-bathroom home is move-in ready and perfect for families or investors alike. Located on a spacious lot with a large yard, there's plenty of room to build a detached garage, park multiple vehicles, RV parking, or simply enjoy the outdoor space. Upstairs features 3 bright bedrooms and a full bathroom, while the fully finished basement offers 2 additional bedrooms, a second full bath, and a spacious family room complete with a cozy gas fireplace—perfect for relaxing or entertaining. Inside, no detail has been overlooked. Renovations include brand-new flooring, fresh paint throughout, updated baseboards, modern countertops, a new kitchen sink and tap, and beautifully repainted cabinetry in a stylish color. Both bathrooms and the entryway feature new tile work, and all kitchen appliances are newer. Outdoor upgrades include a new roof (less than 2 years old), a new side deck, and a brand-new fences within the last 3 years for added privacy and curb appeal.

Built in 1996

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2217460  |
| Price     | \$409,900 |
| Bedrooms  | 5         |
| Bathrooms | 2.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Square Footage | 1,022       |
| Acres          | 0.16        |
| Year Built     | 1996        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 53 Westglen Boulevard |
| Subdivision | Harvest Meadows       |
| City        | Blackfalds            |
| County      | Lacombe County        |
| Province    | Alberta               |
| Postal Code | T0M 0J0               |

### **Amenities**

|                |                               |
|----------------|-------------------------------|
| Parking Spaces | 3                             |
| Parking        | Off Street, RV Access/Parking |

### **Interior**

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                         |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                          |
| Cooling           | None                                                                                |
| Fireplace         | Yes                                                                                 |
| # of Fireplaces   | 1                                                                                   |
| Fireplaces        | Basement, Gas                                                                       |
| Has Basement      | Yes                                                                                 |
| Basement          | Finished, Full                                                                      |

### **Exterior**

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

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 7th, 2025 |
| Days on Market | 3             |
| Zoning         | R1M           |

**Listing Details**

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

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