

# \$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 |
| Days on Market | 9                    |
| Zoning         | R1L                  |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Coldwell Banker OnTrack Realty |
|----------------|--------------------------------|

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