

# \$389,900 - 6 Coachill Street, Blackfalds

MLS® #A2261518

**\$389,900**

4 Bedroom, 2.00 Bathroom, 1,245 sqft

Residential on 0.13 Acres

Cottonwood Estates, Blackfalds, Alberta

Don't let this incredible chance slip away to acquire an affordable home where you can grow your own equity. This remarkable property is situated in a sought-after neighborhood in Blackfalds, conveniently located near parks and schools. It boasts a large, bright living room adorned with rich hardwood floors, a generous kitchen equipped with plenty of cupboard and counter space, as well as gleaming stainless steel appliances and a convenient breakfast bar. The main floor also includes three well-sized bedrooms, featuring a spacious primary suite complete with a walk-in closet and a private three-piece en suite bathroom. The basement is partially finished, with all rooms framed and some electrical work already completed, offering you the perfect opportunity to enhance your home and build value through your own efforts. Enjoy a roomy rear deck and a fully fenced, landscaped backyard with space for two vehicles. This home is in excellent condition and awaits its new owner!

Built in 2010

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2261518  |
| Price      | \$389,900 |
| Bedrooms   | 4         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |             |
|----------------|-------------|
| Square Footage | 1,245       |
| Acres          | 0.13        |
| Year Built     | 2010        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 6 Coachill Street  |
| Subdivision | Cottonwood Estates |
| City        | Blackfalds         |
| County      | Lacombe County     |
| Province    | Alberta            |
| Postal Code | T4M 0A9            |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

### Interior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Pantry                                |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air                                                           |
| Cooling           | None                                                                 |
| Has Basement      | Yes                                                                  |
| Basement          | Full, Partially Finished                                             |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Other                 |
| Lot Description   | Back Lane, Landscaped |
| Roof              | Asphalt Shingle       |
| Construction      | Concrete, Wood Frame  |
| Foundation        | Poured Concrete       |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 7                 |
| Zoning         | R1M               |

**Listing Details**

Listing Office                Royal LePage Network Realty Corp.

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