

# \$434,900 - 4605 Westbrooke Road, Blackfalds

MLS® #A2217651

**\$434,900**

3 Bedroom, 3.00 Bathroom, 1,111 sqft

Residential on 0.13 Acres

Valley Ridge, Blackfalds, Alberta

This updated bi-level home in Blackfalds offers stylish living just a short walk from parks and the Abbey Centre. Inside, you'll find 3 spacious bedrooms (with an easy option to add a 4th), 3 baths, and a bright living area with vaulted ceilings with an electric fireplace open to the dining area and kitchen with a door leading to the deck. The 2025 kitchen renovation brings a fresh, modern feel with new cabinetry, subway tile backsplash, and sleek countertops. The primary bedroom features his and hers closets, a 3-piece ensuite with a custom tiled shower, the 2nd bedroom on the main level is a generous size. Enjoy the warmth of in-floor heating in the basement, huge family room with large windows that make the space feel open and inviting, 3rd bedroom and 3 piece bathroom. The home is finished with luxury vinyl plank flooring throughout and ceramic tile in 2 of the bathrooms—no carpet at all. Step outside to a large south-facing backyard retreat featuring a firepit, gazebo with swings, RV parking, and a 24x26 heated garage. Recent updates include, new cabinets with soft close and pull-outs, countertops, back splash (May 2025), baseboards and trim, shingles (2019) on both the home and garage. This is great home for a young family or first-time home buyers.

Built in 2000

## Essential Information



MLS® #	A2217651
Price	\$434,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,111
Acres	0.13
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	4605 Westbrooke Road
Subdivision	Valley Ridge
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0K2

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Jetted Tub, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Back Lane, City Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 6th, 2025
Days on Market	21
Zoning	R1M

### **Listing Details**

Listing Office	RE/MAX real estate central alberta
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.