

# \$439,900 - 4849 Westbrooke Road, Blackfalds

MLS® #A2215429

**\$439,900**

5 Bedroom, 3.00 Bathroom, 1,159 sqft

Residential on 0.14 Acres

Valley Ridge, Blackfalds, Alberta

Welcome to this immaculate family home located in the heart of Blackfalds. As you enter, you'll be greeted by a spacious front entry that leads into the open living room, perfect for relaxation. The main floor boasts a large dining room and a generous C-shaped kitchen equipped with abundant dark cabinetry, stainless steel appliances, and ample counter space. Natural light fills the home, creating a warm and inviting atmosphere. The main floor features three bedrooms, ideal for a growing family, along with a four-piece bathroom and an en suite in the Primary bedroom. This home is equipped with all the modern conveniences, including central air conditioning, a hot tub, and an RO (reverse osmosis) system. Downstairs, you'll find the fourth and fifth bedrooms, one of which has previously been used as a gym or sitting room. The large inside storage crawlspace adds even more convenience. Spend your evenings relaxing on the back deck, in the hot tub, or around the fire pit. This home comes with a 26 x 26 heated garage featuring 10-foot ceilings and a 220 power plug. With plenty of storage space, this area is perfect for mechanics or woodworking enthusiasts. Overall, this well-cared-for home offers everything you need and more, making it the perfect choice for your family.

Built in 2005

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2215429    |
| Price          | \$439,900   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,159       |
| Acres          | 0.14        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 4849 Westbrooke Road |
| Subdivision | Valley Ridge         |
| City        | Blackfalds           |
| County      | Lacombe County       |
| Province    | Alberta              |
| Postal Code | T4M 0K7              |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator    |
| Heating           | Forced Air                                                                         |
| Cooling           | Central Air                                                                        |
| Has Basement      | Yes                                                                                |
| Basement          | Finished, Full                                                                     |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | Private Yard                                                   |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Low |

|              |                                |
|--------------|--------------------------------|
|              | Maintenance Landscape, Private |
| Roof         | Asphalt Shingle                |
| Construction | Mixed                          |
| Foundation   | Poured Concrete                |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 29th, 2025 |
| Days on Market | 3                |
| Zoning         | R1M              |

### **Listing Details**

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

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