

# \$250,000 - 213 Aberdeen Street, Rural Foothills County

MLS® #A2234247

**\$250,000**

3 Bedroom, 1.00 Bathroom, 1,974 sqft  
Residential on 0.13 Acres

NONE, Rural Foothills County, Alberta

\*\*\*\*OPEN HOUSE SATURDAY 1:00-4:00 \*\*\*\*

Looking for an affordable home in a quiet hamlet just 35 minutes from Calgary? Welcome to 213 Aberdeen Street in Blackie—where small-town charm meets spacious living. This well-laid-out 1.5-storey home offers nearly 2,000 sq ft of space, featuring a bright open-concept kitchen, dining, and living area with large windows that fill the home with natural light. The main floor includes a generous bedroom, a large den (perfect for a home office or guest room), a 4-piece bath, and access to the underdrive single garage. Upstairs, you'll find a spacious primary bedroom with a walk-in closet and an additional sitting area or reading nook with a patio door that leads to your backyard. Main-floor laundry adds everyday convenience. Set on 2 lots, there is plenty of space! This home offers tons of potential. With a little TLC, it can be transformed into something truly special. Please allow 1–2 hours™ notice for showings via ShowingTime. A cat is in the home—please be mindful of doors. For any questions, text or call 587-419-5443. Please allow 1–2 hours™ notice for showings via ShowingTime. A cat is in the home—please be mindful of doors.

Built in 1946

## Essential Information



MLS® #	A2234247
Price	\$250,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,974
Acres	0.13
Year Built	1946
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### Community Information

Address	213 Aberdeen Street
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 0J0

### Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Slab

**Additional Information**

Date Listed	July 3rd, 2025
Days on Market	3
Zoning	RC

**Listing Details**

Listing Office	eXp Realty
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