

# \$519,900 - 13 Coleman Crescent, Blackfalds

MLS® #A2242751

**\$519,900**

5 Bedroom, 3.00 Bathroom, 1,325 sqft  
Residential on 0.14 Acres

Cottonwood Estates, Blackfalds, Alberta

Welcome to Cottonwood Estates in family friendly Blackfalds!! This quiet neighbourhood is close to Schools, parks and shopping. A beautiful 1300 sq ft Bungalow featuring 5 bedrooms, 3 bathrooms with a large double attached heated garage. The home boasts an open concept main floor with vaulted ceilings and large windows for that warm natural light. The u-shaped kitchen features a breakfast bar, ideal for entertaining, with plenty of rich cabinetry and counter space, and a pantry for extra storage. Plenty of room to host gatherings or entertain family and friends in the spacious Living Room. Retreat to the Primary bedroom complete with a walk-in closet and a 3pc ensuite for those relaxing days. A full 4pc bathroom and 2 more good sized bedrooms can be found on the main floor. Stay active in the fully finished basement with in-floor heating throughout. Bring your games to the enormous family room, 2 large bedrooms, another 4pc bathroom, and an oversized utility/laundry room with plenty of storage finish off of the well laid out lower level. Enjoy summer barbecues on the east facing deck overlooking the fully fenced and landscaped yard. The oversized heated garage has plenty of room for storage and parking. Sellers are motivated and open to earlier possession date!

Built in 2009

## Essential Information



MLS® #	A2242751
Price	\$519,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,325
Acres	0.14
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	13 Coleman Crescent
Subdivision	Cottonwood Estates
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M0C7

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), High Ceilings, Open Floorplan, Pantry
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 24th, 2025
Days on Market	26
Zoning	R1

### Listing Details

Listing Office	eXp Realty
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