

# \$643,900 - 22 Palmer Circle, Blackfalds

MLS® #A2196581

**\$643,900**

4 Bedroom, 4.00 Bathroom, 1,813 sqft

Residential on 0.09 Acres

Panorama Estates, Blackfalds, Alberta

On an excellent quiet location in Blackfalds sits this brand new Abbey Platinum Master Built home with a legal basement suite. Abbey Platinum is an award winning prestigious builder. The home is a spacious 1800 sq foot fully finished 2 storey home with 3 bedrooms up and an upper bonus room. Excellent open floor plan with the stylish kitchen looking onto the great room and dining area. The dining area leads out to the deck and good sized yard. The upper level offers 3 bedrooms including the primary suite with a walk in closet and an ensuite. The large bonus/ flex room is the ideal space for a family room/ kids playroom/ exercise area or music room. There is laundry conveniently located on the upper level. Because it's a legally suited property you'll be able to use the basement income to qualify for the mortgage on this beautiful property. A new up to date suite should attract a quality tenant. The suite is an open style plan with a great room, kitchen, & 1 bedroom one bath. The home includes kitchen appliances both up and down and the suite has its own laundry area. Join the latest trend of wise home ownership with sweet monthly suite income.

Built in 2024

## Essential Information

MLS® #                      A2196581

Price                        \$643,900



|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,813       |
| Acres          | 0.09        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 22 Palmer Circle |
| Subdivision | Panorama Estates |
| City        | Blackfalds       |
| County      | Lacombe County   |
| Province    | Alberta          |
| Postal Code | T4M 0N7          |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 4                                  |
| Parking        | Double Garage Attached, Off Street |
| # of Garages   | 2                                  |

### Interior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Microwave, Refrigerator, Range                                                                               |
| Heating           | Forced Air                                                                                                               |
| Cooling           | None                                                                                                                     |
| Has Basement      | Yes                                                                                                                      |
| Basement          | Full, Suite                                                                                                              |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Rectangular Lot |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |

Foundation                Poured Concrete

**Additional Information**

Date Listed                February 23rd, 2025  
Days on Market        83  
Zoning                      R1M

**Listing Details**

Listing Office            Century 21 Maximum

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