

# \$409,900 - 108 Briarwood Crescent, Blackfalds

MLS® #A2235424

**\$409,900**

4 Bedroom, 3.00 Bathroom, 1,131 sqft

Residential on 0.12 Acres

Briarwood, Blackfalds, Alberta

IMMEDIATE POSSESSION AVAILABLE ~ FULLY DEVELOPED 4 BEDROOM, 3 BATHROOM BI-LEVEL ~ HEATED 24' X 26' GARAGE & REAR PARKING PAD ~ Covered front veranda and deck overlooking the front yard welcome you to this well cared for home ~ Vaulted ceilings in the main living space offer a feeling of spaciousness ~ The living room features large west facing windows that fill the space with natural light ~ The kitchen offers a functional layout with plenty of oak cabinets, ample counter space, full tile backsplash, wall pantry and an eating bar ~ easily host large gatherings in the dining room, with garden door access to the two tiered deck with composite deck boards, aluminum railings, enclosed storage below and a second set of stairs to a dog run ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture, includes a walk in closet and a convenient 3 piece ensuite ~ Second main floor bedroom is also a generous size and has built in shelving ~ The fully finished basement with large above grade windows features a huge family room, two bedrooms with ample closet space, a 4 piece bathroom with a soaker tub and tile surround, ample storage and laundry ~ The backyard is landscaped, fully fenced and has back alley access ~ 24' x 26' detached garage is insulated, finished with drywall and has a radiant heater ~ Rear parking pad has space for at least two vehicles or potential RV parking ~ Excellent location; steps to multiple



parks, playgrounds, walking trails, newly built Multiplex, Abbey Centre, schools, and shopping.

Built in 1999

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2235424    |
| Price          | \$409,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,131       |
| Acres          | 0.12        |
| Year Built     | 1999        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 108 Briarwood Crescent |
| Subdivision | Briarwood              |
| City        | Blackfalds             |
| County      | Lacombe County         |
| Province    | Alberta                |
| Postal Code | T0M 0J0                |

### Amenities

|                |   |
|----------------|---|
| Utilities      | Electricity Connected, Natural Gas Connected  |
| Parking Spaces | 4   |
| Parking        | Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, Oversized, See Remarks, Additional Parking |
| # of Garages   | 2   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, |
|-------------------|---|

|              |   |
|--------------|---|
|              | Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Chandelier |
| Appliances   | Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings        |
| Heating      | Forced Air, Natural Gas   |
| Cooling      | None  |
| Has Basement | Yes   |
| Basement     | Finished, Full  |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Entrance, Private Yard, Storage                                     |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Level, Rectangular Lot, Treed |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 30th, 2025 |
| Days on Market | 3               |
| Zoning         | R1M             |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Lime Green Realty Inc. |
|----------------|------------------------|

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