# \$449,900 - 196 Cedar Square, Blackfalds

MLS® #A2223425

# \$449,900

3 Bedroom, 2.00 Bathroom, 1,016 sqft Residential on 0.13 Acres

Cottonwood Estates, Blackfalds, Alberta

Welcome to this well-maintained 3-bedroom, 2-bathroom home, perfectly situated in a prime Blackfalds location! Featuring a spacious 24' x 30' detached garage, ample RV parking, and a fully fenced yard, this property offers the perfect blend of comfort and functionality.

Inside, you'll find a bright and inviting living space with a well-appointed kitchen and dining area, ideal for family gatherings. This unique design features the primary bedroom in the basement as well as a massive walk in closet for all of your storage needs.

Step outside to enjoy the quaint and private backyardâ€"perfect for kids, pets, or summer BBQs. Located just minutes from schools, shopping, and scenic walking trails, this home offers the ultimate combination of small-town charm and modern convenience.

Built in 2013

# **Essential Information**

MLS® # A2223425 Price \$449,900

Bedrooms 3

Bathrooms 2.00

Full Baths 2

Square Footage 1,016

Acres 0.13

Year Built 2013







Type Residential
Sub-Type Detached
Style Bi-Level
Status Active

# **Community Information**

Address 196 Cedar Square Subdivision Cottonwood Estates

City Blackfalds

County Lacombe County

Province Alberta
Postal Code T4M 0A4

#### **Amenities**

Parking Spaces 4

Parking Double Garage Detached, Parking Pad, RV Access/Parking

# of Garages 2

#### Interior

Interior Features Closet Organizers, Open Floorplan, Pantry, Master Downstairs, Vinyl

Windows, Walk-In Closet(s), Vaulted Ceiling(s)

Appliances Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan,

Refrigerator, Stove(s), Washer, Window Coverings, Central Air

Conditioner

Heating Forced Air, Natural Gas, In Floor Roughed-In

Cooling Central Air

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Storage

Lot Description Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped

Roof Asphalt Shingle

Construction Concrete, Stone, Vinyl Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed May 20th, 2025

Days on Market 27 Zoning R1

# **Listing Details**

Listing Office Royal Lepage Network Realty Corp.

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