

\$379,900 - 6 Coachill Street, Blackfalds

MLS® #A2261518

\$379,900

4 Bedroom, 2.00 Bathroom, 1,245 sqft

Residential on 0.13 Acres

Cottonwood Estates, Blackfalds, Alberta

Don't let this incredible chance slip away to acquire an affordable home where you can grow your own equity. This remarkable property is situated in a sought-after neighborhood in Blackfalds, conveniently located near parks and schools. It boasts a large, bright living room adorned with rich hardwood floors, a generous kitchen equipped with plenty of cupboard and counter space, as well as gleaming stainless steel appliances and a convenient breakfast bar. The main floor also includes three well-sized bedrooms, featuring a spacious primary suite complete with a walk-in closet and a private three-piece en suite bathroom. The basement is partially finished, with all rooms framed and some electrical work already completed, offering you the perfect opportunity to enhance your home and build value through your own efforts. Enjoy a roomy rear deck and a fully fenced, landscaped backyard with space for two vehicles. This home is in excellent condition and awaits its new owner!

Built in 2010

Essential Information

MLS® #	A2261518
Price	\$379,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	1,245
Acres	0.13
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	6 Coachill Street
Subdivision	Cottonwood Estates
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0A9

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Pantry
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Other
Lot Description	Back Lane, Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 2nd, 2025
Days on Market	13
Zoning	R1M

Listing Details

Listing Office Royal LePage Network Realty Corp.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.