

\$450,000 - 4236 Westbrooke Road, Blackfalds

MLS® #A2215730

\$450,000

3 Bedroom, 2.00 Bathroom, 1,460 sqft

Residential on 0.11 Acres

Valley Ridge, Blackfalds, Alberta

Welcome to 4236 Westbrooke Road ~
Fantastic family location backing onto a green space and just steps away from one of Blackfalds favourite parks! You are welcomed by a large tiled entryway which leads you to the open concept main floor. Charming hardwood floors and large windows allowing for an abundance of natural light. The functional kitchen offers stainless steel appliances, a large centre island and convenient corner pantry. The living room is a fantastic size accompanied by a stone facing gas fireplace. From the dining room you can access the nice size deck and backyard with a full vinyl fence, under deck storage and fire-pit area. The main floor is home to two nice size bedrooms and a 4pc bathroom with its own linen closet. The primary suite is located on the upper floor and features a large walk-in closet and beautiful 4pc ensuite. The undeveloped basement offers the potential of two more bedrooms and a bathroom. You will love the oversized heated & attached garage as well as the the Central AC for the approaching warmer days! This is a wonderful family home awaiting new ownership.

Built in 2014

Essential Information

MLS® # A2215730

Price \$450,000



| | |
|----------------|-------------|
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,460 |
| Acres | 0.11 |
| Year Built | 2014 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 4236 Westbrooke Road |
| Subdivision | Valley Ridge |
| City | Blackfalds |
| County | Lacombe County |
| Province | Alberta |
| Postal Code | T4M 0L4 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 2 |
| Parking | Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated Garage |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Closet Organizers, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room, Stone |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior Features | Fire Pit |
| Lot Description | Landscaped, Standard Shaped Lot, Environmental Reserve |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

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|----------------|------------------|
| Date Listed | April 28th, 2025 |
| Days on Market | 3 |
| Zoning | R1M |

Listing Details

| | |
|----------------|--------------------|
| Listing Office | Century 21 Maximum |
|----------------|--------------------|

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