

\$389,900 - 45 Briarwood Crescent, Blackfalds

MLS® #A2216357

\$389,900

4 Bedroom, 3.00 Bathroom, 1,014 sqft

Residential on 0.13 Acres

Briarwood, Blackfalds, Alberta

Charming & Spacious 4-Bedroom Family Home with Heated Garage and RV Parking!

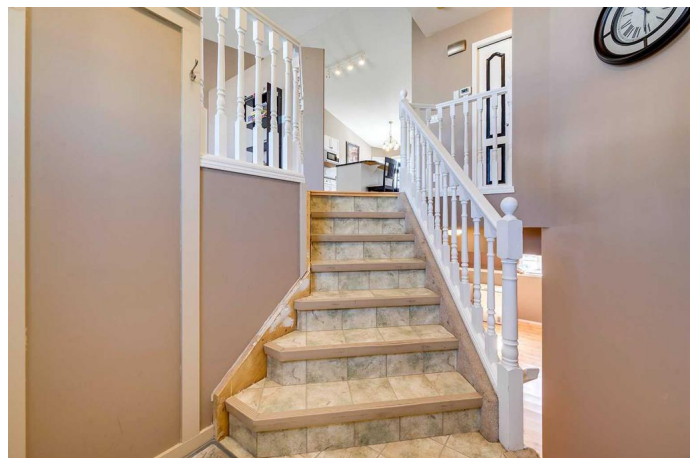
This well-maintained 4-bedroom home is the perfect blend of space, comfort, and functionality—tailored for everyday family living. Bright and cheerful, the main floor features large windows that fill the space with natural light, creating a warm and inviting atmosphere from the moment you step inside.

The kitchen is the hub of the home, ideal for casual breakfasts, helping with homework at the table, or catching up over coffee. The primary bedroom offers a quiet retreat with its own ensuite and a walk-in closet for added convenience.

Downstairs, the fully finished basement includes two spacious bedrooms and a large family room—perfect for movie nights, play space, or hosting guests. A partially finished third bathroom adds future value and flexibility with minimal effort.

Step outside to enjoy a fully fenced backyard with a concrete patio and oversized deck—complete with a natural gas BBQ hookup. It's a great setup for weekend gatherings or simply unwinding at the end of the day. There's even a perfect spot to enjoy a cozy fire on cooler evenings.

The 23'5" x 25'4" heated detached garage



offers plenty of room for vehicles, storage, or projects, and there's additional space for RV parking too.

Located in a family-friendly neighborhood, you're just steps from beautiful parks, walking paths, and nearby schoolsâ€”making day-to-day life easy and enjoyable.

This home checks all the right boxes for growing families looking for space, comfort, and a community to call home.

Built in 2000

Essential Information

MLS® #	A2216357
Price	\$389,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,014
Acres	0.13
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	45 Briarwood Crescent
Subdivision	Briarwood
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T0C0J0

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Gravel Driveway,

	Heated Garage, Insulated, RV Access/Parking
# of Garages	2

Interior

Interior Features	Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Irregular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 30th, 2025
Days on Market	1
Zoning	R1

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.