

# \$259,900 - 5201 Wilson Street, Blackfalds

MLS® #A2225844

## \$259,900

2 Bedroom, 1.00 Bathroom, 816 sqft

Residential on 0.16 Acres

Downtown, Blackfalds, Alberta

RENOVATED BUNGALOW ~ LARGE CORNER LOT WITH MATURE TREES & A WEST FACING BACKYARD ~ GATED RV PARKING + REAR PARKING PAD ~ Recent updates include; hot water tank (2023), paint, deck, fence, trailer gate ~ Mature trees offer eye catching curb appeal ~ The living room is a generous size and features a large picture window that overlooks the front yard and allows for plenty of natural light ~ The updated kitchen offers an abundance of two toned cabinets, quartz countertops, full subway tile backsplash, large window above the sink overlooking the backyard and opens to a dining space ~ Just off the kitchen is a spacious mud room with garden door access to the deck, and has conveniently located laundry ~ The primary bedroom can easily accommodate a king size bed and offers ample closet space ~ Second bedroom is also a generous size ~ 4 piece main bathroom has an updated vanity, quartz countertops, subway tile backsplash and tub surround, and an extra deep soaker tub ~ Crawl space offers tons of storage ~ The sunny west facing backyard is fully fenced with back alley access, landscaped, has a fire pit, large shed with an overhead door, tons of grassy yard space, and gated RV parking ~ Rear parking pad offers additional off street parking with tons of street parking on the side and front ~ Excellent location, steps to multiple parks, playgrounds, spray park, schools, newly built multiplex, shopping, restaurants and all other amenities.



Built in 1958

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2225844    |
| Price          | \$259,900   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 816         |
| Acres          | 0.16        |
| Year Built     | 1958        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 5201 Wilson Street |
| Subdivision | Downtown           |
| City        | Blackfalds         |
| County      | Lacombe County     |
| Province    | Alberta            |
| Postal Code | T0M 0J0            |

## Amenities

|                |                                                                                          |
|----------------|------------------------------------------------------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected                                             |
| Parking Spaces | 4                                                                                        |
| Parking        | Alley Access, Off Street, Parking Pad, RV Access/Parking, See Remarks, Gated, Rear Drive |

## Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Storage, Vinyl Windows                    |
| Appliances        | Dishwasher, Refrigerator, See Remarks, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                         |
| Cooling           | None                                                                            |
| Fireplace         | Yes                                                                             |
| # of Fireplaces   | 1                                                                               |
| Fireplaces        | Electric, Living Room                                                           |

|              |                          |
|--------------|--------------------------|
| Has Basement | Yes                      |
| Basement     | Crawl Space, See Remarks |

## Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior Features | Dog Run, Private Entrance, Private Yard, Storage                                       |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Many Trees, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                        |
| Construction      | Stucco                                                                                 |
| Foundation        | Combination                                                                            |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 15             |
| Zoning         | R1L            |

## Listing Details

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

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.