

# \$409,900 - 108 Briarwood Crescent, Blackfalds

MLS® #A2235424

**\$409,900**

4 Bedroom, 3.00 Bathroom, 1,131 sqft

Residential on 0.12 Acres

Briarwood, Blackfalds, Alberta

IMMEDIATE POSSESSION AVAILABLE ~ FULLY DEVELOPED 4 BEDROOM, 3 BATHROOM BI-LEVEL ~ HEATED 24' X 26' GARAGE & REAR PARKING PAD ~ Covered front veranda and deck overlooking the front yard welcome you to this well cared for home ~ Vaulted ceilings in the main living space offer a feeling of spaciousness ~ The living room features large west facing windows that fill the space with natural light ~ The kitchen offers a functional layout with plenty of oak cabinets, ample counter space, full tile backsplash, wall pantry and an eating bar ~ easily host large gatherings in the dining room, with garden door access to the two tiered deck with composite deck boards, aluminum railings, enclosed storage below and a second set of stairs to a dog run ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture, includes a walk in closet and a convenient 3 piece ensuite ~ Second main floor bedroom is also a generous size and has built in shelving ~ The fully finished basement with large above grade windows features a huge family room, two bedrooms with ample closet space, a 4 piece bathroom with a soaker tub and tile surround, ample storage and laundry ~ The backyard is landscaped, fully fenced and has back alley access ~ 24' x 26' detached garage is insulated, finished with drywall and has a radiant heater ~ Rear parking pad has space for at least two vehicles or potential RV parking ~ Excellent location; steps to multiple



parks, playgrounds, walking trails, newly built Multiplex, Abbey Centre, schools, and shopping.

Built in 1999

### Essential Information

MLS® #	A2235424
Price	\$409,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,131
Acres	0.12
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	108 Briarwood Crescent
Subdivision	Briarwood
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T0M 0J0

### Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	4
Parking	Additional Parking, Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, Oversized, See Remarks, Garage Faces Rear
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, High Ceilings, Pantry, Recessed Lighting, Separate
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	Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Level, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 30th, 2025
Days on Market	6
Zoning	R1M

## Listing Details

Listing Office	Lime Green Realty Inc.
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