

# \$389,900 - 2 Cascade Street, Blackfalds

MLS® #A2221966

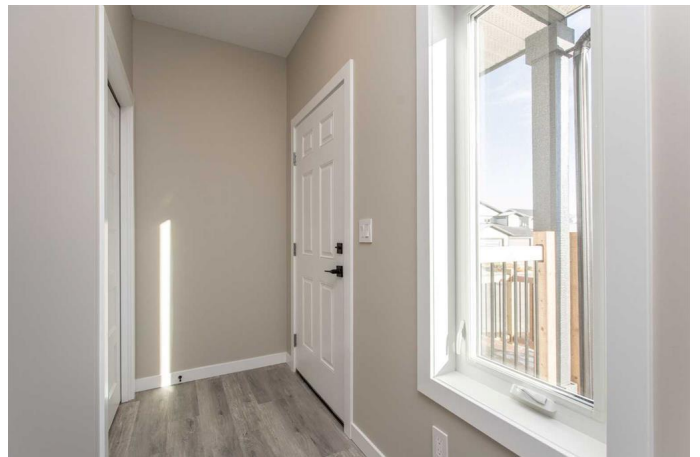
**\$389,900**

4 Bedroom, 3.00 Bathroom, 1,060 sqft

Residential on 0.11 Acres

Cottonwood Estates, Blackfalds, Alberta

Take a look at this brand new raised bungalow, ready for immediate possession. Have an RV you'd like to park at home? On this corner lot, there is potential to add RV parking with convenient accessibility. The main floor features vinyl plank throughout (no carpet at all in this home!). The kitchen features white cabinets, a large island, stainless steel appliances and eating bar at island for additional seating. There's a garden door out to the deck & yard. You'll also find two bedrooms and two full bathrooms on the main level. One of these bedrooms is the primary with a walk-in closet, built in drawers, and a 4pc. Ensuite bathroom. Downstairs, is a large family room with beautiful large windows that are all above grade (no window wells), two more bedrooms, and a 3pc. Bathroom with custom tiled shower and glass wall/door. One of the bedrooms downstairs has built in cabinetry - perfect for home office use as well or as a traditional stylish feature for a bedroom. Other features include: washer/dryer are included, in-floor heating in basement roughed in, new home warranty. There's also under the deck storage shed out front. Perfect to store the lawn mower or patio furniture. Grass will be complete. Garage can be added for extra cost.



Built in 2024

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2221966    |
| Price          | \$389,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,060       |
| Acres          | 0.11        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 2 Cascade Street   |
| Subdivision | Cottonwood Estates |
| City        | Blackfalds         |
| County      | Lacombe County     |
| Province    | Alberta            |
| Postal Code | T0M 0J0            |

### Amenities

|                |                               |
|----------------|-------------------------------|
| Parking Spaces | 1                             |
| Parking        | Off Street, RV Access/Parking |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Built-in Features, Kitchen Island, Pantry, Recessed Lighting, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer                             |
| Heating           | Forced Air, Natural Gas, In Floor Roughed-In   |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Storage                           |
| Lot Description   | Back Yard, Corner Lot, Front Yard |
| Roof              | Asphalt Shingle                   |
| Construction      | Vinyl Siding                      |

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  May 16th, 2025

Days on Market            3

Zoning                        R1S

### **Listing Details**

Listing Office                Century 21 Maximum

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