

\$485,000 - 34 Eastpointe Drive, Blackfalds

MLS® #A2225107

\$485,000

4 Bedroom, 3.00 Bathroom, 1,251 sqft

Residential on 0.14 Acres

Panorama Estates, Blackfalds, Alberta

Welcome to 34 Eastpoint Drive in Blackfalds â€” a fully finished bi-level offering nearly 1,300 square feet above grade and the perfect blend of comfort, style, and functionality for growing families or those seeking space to entertain. With four bedrooms, three full bathrooms, and numerous recent upgrades, this move-in ready home is a true pleasure to show and an incredible value. Step inside to a spacious front entry with plenty of room to welcome guests. The main floor features beautiful dark plank laminate flooring in the living room and hallway, while large windows fill the space with natural light. The open-concept kitchen includes a brand new lino, central island, updated appliances, and ample space for a full dining table, making it a perfect gathering spot for family meals and hosting. All three main floor bedrooms are generously sized, including the primary suite, which offers a 4-piece ensuite with a 4â€™™ shower and plenty of closet space. The fully finished basement provides a large family room complete with a built-in wet bar â€” an ideal layout for movie nights or entertaining friends. The fourth bedroom is oversized and located next to another full bathroom with a 4â€™™ shower, making it a perfect retreat for teens or guests. A dedicated office space offers flexibility for working from home, crafting, or homework, and connects to a laundry area featuring newer front-load washer and dryer. Outside, youâ€™™ll fall in love with the private north-facing backyard, a peaceful



garden-like space ideal for relaxing or entertaining. Enjoy the included hot tub, a gas line to the deck for your BBQ or smoker, and beautifully maintained landscaping. The attached garage is fully insulated, boarded, and heated – perfect for winter comfort. Additional recent upgrades include newer shingles, appliances, washer and dryer, updated flooring in select areas, and in-floor heating in the basement for year-round comfort. Situated in a family-friendly neighbourhood just steps from parks, schools, shopping, and restaurants, this home checks all the boxes and is ready for new owners to enjoy. Whether you’re hosting backyard get-togethers or enjoying cozy nights by the fireplace, 34 Eastpoint Drive offers lifestyle and location in one complete package.

Built in 2007

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2225107 |
| Price | \$485,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,251 |
| Acres | 0.14 |
| Year Built | 2007 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 34 Eastpointe Drive |
| Subdivision | Panorama Estates |
| City | Blackfalds |

| | |
|-------------|----------------|
| County | Lacombe County |
| Province | Alberta |
| Postal Code | T4M 0G6 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 2 |
| Parking | Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front, Heated Garage, Insulated, Parking Pad |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Dry Bar, Kitchen Island, Pantry, Storage, Vinyl Windows, Wet Bar |
| Appliances | Bar Fridge, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating | In Floor, Fireplace(s), Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room, Tile |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | BBQ gas line, Fire Pit, Garden, Storage |
| Lot Description | Back Yard, Garden, Landscaped, Lawn, Many Trees, Private, Street Lighting, Native Plants |
| Roof | Asphalt Shingle |
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

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|----------------|----------------|
| Date Listed | June 6th, 2025 |
| Days on Market | 1 |
| Zoning | R1M |

Listing Details

| | |
|----------------|------------|
| Listing Office | LPT Realty |
|----------------|------------|

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