

\$220,000 - 4608 Broadway Avenue, Blackfalds

MLS® #A2232907

\$220,000

3 Bedroom, 2.00 Bathroom, 746 sqft

Residential on 0.11 Acres

Downtown, Blackfalds, Alberta

Great starter home for the shrewd purchaser. If your looking for little work this gem could be the answer. Bungalow consists 1 primary bedroom, 4-piece bath, 1 den, 1 living room, plus a nice size kitchen/dining area which has oak cabinets plus patio doors to a covered deck . Home received a new roof last year, plus furnace and air conditioning is 4 years old. Hot water tank is approximately 8 years old. Lower level has a family room, 2 bedrooms however the windows must be double checked to make sure they are up to code. 2nd Bathroom is located in the laundry room in the lower level. Furnace, central air plus hot water tank are located in a specific area of the lower level.

Built in 1956

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2232907 |
| Price | \$220,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 746 |
| Acres | 0.11 |
| Year Built | 1956 |
| Type | Residential |
| Sub-Type | Detached |



| | |
|--------|-------------------|
| Style | 1 and Half Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 4608 Broadway Avenue |
| Subdivision | Downtown |
| City | Blackfalds |
| County | Lacombe County |
| Province | Alberta |
| Postal Code | T0M0J0 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 2 |
| Parking | Driveway, Off Street, Single Garage Detached |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | Ceiling Fan(s), See Remarks |
| Appliances | Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating | Mid Efficiency, Forced Air |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Other |
| Lot Description | Back Yard, Fruit Trees/Shrub(s), Lawn, Standard Shaped Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|-------------|-----------------|
| Date Listed | June 20th, 2025 |
| Zoning | RIM |

Listing Details

| | |
|----------------|--------------------------------------|
| Listing Office | Red Key Realty & Property Management |
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