

# \$449,900 - 4712 Westbrooke Road, Blackfalds

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MLS® #A2240746

**\$449,900**

5 Bedroom, 2.00 Bathroom, 929 sqft

Residential on 0.11 Acres

Harvest Meadows, Blackfalds, Alberta

A truly exceptional renovated bungalow nestled in a growing community. Step inside and be captivated by the abundant natural light that fills every corner, highlighted by a beautiful bay window that adds character and warmth. The heart of this home, the kitchen, is a chef's delight, boasting stylish maple cabinets, a convenient eating bar, and a sleek glass tile backsplash. Recent upgrades ensure a move-in ready experience, including air conditioning, dishwasher, washer & dryer in 2022, and a new microwave and fridge in 2025. This bungalow offers ample living space with two comfortable bedrooms located upstairs, complemented by a luxurious 4-piece tiled bathroom with quartz vanity. The fully developed basement significantly expands your living space. It offers three extra bedrooms, a versatile office/exercise room, and a convenient 3-piece bathroom with a quartz vanity. Beyond the interior, this property continues to impress. Enjoy effortless outdoor living with a fully functioning automatic sprinkler system keeping your fully fenced and beautifully landscaped backyard lush and green. The large two-tiered deck is perfect for entertaining or simply relaxing in the Alberta sun. For the car enthusiast or hobbyist, the attached 22x20 garage is a dream, complete with an overhead heater and a laundry sink. With back alley and gate access to the backyard, convenience is at your fingertips.

Built in 2006



## Essential Information

MLS® #	A2240746
Price	\$449,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	929
Acres	0.11
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	4712 Westbrooke Road
Subdivision	Harvest Meadows
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T0M 0J0

## Amenities

Parking Spaces	5
Parking	Alley Access, Double Garage Attached, Driveway, Heated Garage, Additional Parking
# of Garages	2

## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit
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Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 17th, 2025
Days on Market	9
Zoning	R1M

### **Listing Details**

Listing Office	Royal LePage Lifestyles Realty
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