

# \$495,000 - 38 Woodbine Avenue Nw, Blackfalds

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MLS® #A2247904

**\$495,000**

4 Bedroom, 3.00 Bathroom, 1,322 sqft

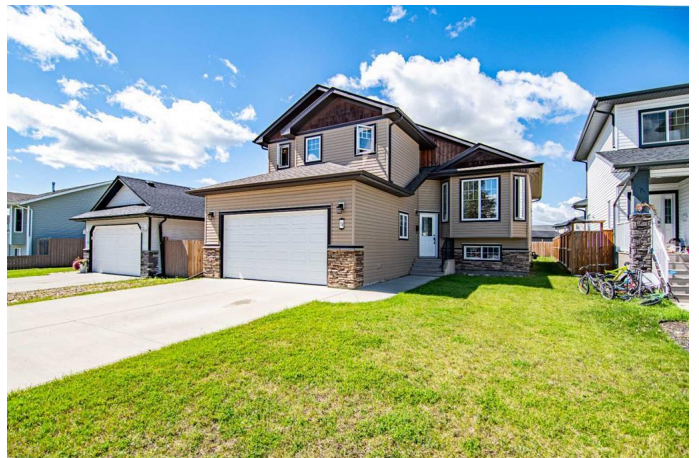
Residential on 0.11 Acres

Harvest Meadows, Blackfalds, Alberta

Your next chapter starts here with this charming 4-bed, 3-bath bi-level home in Blackfalds. This beautifully maintained 1,322 sq ft residence features timeless oak trim and blends classic charm with modern convenience. Vaulted ceilings and an open-concept layout create a seamless flow between the kitchen, living room, and dining area, ideal for entertaining or relaxing family evenings. Natural light enhances the warm wood accents and welcoming atmosphere. With 4 bedrooms and 3 full bathrooms, there's ample space for families, guests, or a dedicated home office. The bi-level design provides both privacy and functionality throughout the home. Heated floors in the basement and garage offer comfort during Alberta winters, whether you're working in the garage or unwinding downstairs. The garage is wired for 220V and heated, ensuring year-round usability and workshop potential. Smart storage solutions and a thoughtful layout provide room to grow. The backyard is a blank canvas ready for your vision, whether it's a garden, play area, or outdoor entertaining space, the potential is yours to shape. Located in a quiet, friendly neighborhood with easy access to nearby schools, playgrounds, and scenic walking paths, this home offers the perfect balance of tranquility and convenience.

Built in 2014

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2247904          |
| Price          | \$495,000         |
| Bedrooms       | 4                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,322             |
| Acres          | 0.11              |
| Year Built     | 2014              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | Modified Bi-Level |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 38 Woodbine Avenue Nw |
| Subdivision | Harvest Meadows       |
| City        | Blackfalds            |
| County      | Lacombe County        |
| Province    | Alberta               |
| Postal Code | T4M0J4                |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 4   |
| Parking        | Double Garage Attached, Heated Garage, 220 Volt Wiring, Concrete Driveway |
| # of Garages   | 2   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Central Vacuum, Kitchen Island, Laminate Counters, Open Floorplan, Pantry |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer                         |
| Heating           | In Floor, Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplaces        | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Dog Run, Storage |
|-------------------|------------------|

|                 |   |
|-----------------|---|
| Lot Description | Back Lane, Back Yard, Front Yard, Dog Run Fenced In |
| Roof            | Asphalt Shingle                                     |
| Construction    | Brick, Vinyl Siding                                 |
| Foundation      | Poured Concrete                                     |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 18th, 2025 |
| Days on Market | 1                 |
| Zoning         | R1M               |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Coldwell Banker OnTrack Realty |
|----------------|--------------------------------|

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