\$325,000 - 5224 East Avenue, Blackfalds

MLS® #A2257042

\$325,000

4 Bedroom, 2.00 Bathroom, 836 sqft Residential on 0.13 Acres

Downtown, Blackfalds, Alberta

This move-in ready BUNGALOW features an OPEN CONCEPT main living area with custom woodwork throughout, plenty of natural light and is completely carpet-free! There are 2 bedrooms on the main floor, with 2 rooms downstairs (may not meet current egress standards) and additional den area providing great versatility. The fully fenced backyard is perfect for relaxing or entertaining, complete with a covered patio/lounge area and bonus storage above. There is OFF-STREET PARKING for two vehicles at the rear and an OVERSIZED HEATED DOUBLE GARAGE with a designated work area making this home a hobbyist or handyman's dream. The location is ideal for community-oriented or active peopleâ€"right behind Tayles Water Spray Park, the kids can enjoy endless summer days cooling off right outside the back door and you have a front-row view of the Christmas light display in winter. Eagle Builders Centre, shopping and dining are all just a short walk away. Recent upgrades include newer windows (upstairs) and newer shingles.







Built in 1965

Essential Information

MLS® # A2257042 Price \$325,000

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 836

Acres 0.13

Year Built 1965

Type Residential

Sub-Type Detached

Style Bungalow

Status Active

Community Information

Address 5224 East Avenue

Subdivision Downtown
City Blackfalds

County Lacombe County

Province Alberta
Postal Code T0M 0J0

Amenities

Parking Spaces 4

Parking Double Garage Detached, Heated Garage

of Garages 2

Interior

Interior Features Central Vacuum, Natural Woodwork, Pantry, Vinyl Windows

Appliances Dishwasher, Dryer, Refrigerator, Stove(s), Washer

Heating Forced Air

Cooling None
Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Covered Courtyard

Lot Description Back Lane, Back Yard, Landscaped

Roof Asphalt Shingle

Construction Mixed

Foundation Poured Concrete

Additional Information

Date Listed September 16th, 2025

Zoning R1L

Listing Details

Listing Office Coldwell Banker OnTrack Realty

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