

# \$209,000 - 4608 Broadway Avenue, Blackfalds

MLS® #A2232907

## \$209,000

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 some 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. Panel box was also upgraded 4 years ago. 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	\$209,000
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	Forced Air, Mid Efficiency
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

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

### **Additional Information**

Date Listed	June 20th, 2025
Days on Market	11
Zoning	RIM

### **Listing Details**

Listing Office	Red Key Realty & Property Management
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