

# \$599,900 - 13 Chinook Street, Blackfalds

MLS® #A2238163

**\$599,900**

5 Bedroom, 5.00 Bathroom, 2,303 sqft

Residential on 0.14 Acres

Cottonwood Meadows, Blackfalds, Alberta

Fully Finished 2 Storey with Walkout Basement & Two Garages located on a quiet close in Blackfalds. From the covered front porch with swing, step into the bright & open main floor where you will find modern paint colors and plenty of windows providing an abundance of natural light. The kitchen / dining area boasts stainless appliances, full tile backsplash, large island with eating bar, and a corner pantry. From dining room is access to the upper deck with stairs down to the fully fenced & landscaped backyard. The main floor is complete with a living room & cozy gas fireplace, an office (or flex room), 2-pc bathroom, laundry room, and access to the front attached heated double garage.

Upstairs you will find 4 Bedrooms + Large Bonus Room. The spacious master bedroom features a walk-in closet and 4-pc ensuite. An additional 3 good size bedrooms, large bonus room, a 4-pc bathroom complete the second floor.

The walkout basement is fully developed with an illegal suite that includes in-floor heat and a kitchen with stainless appliances (fridge, stove & microwave), full tile backsplash, & wall pantry. The basement is complete with a large family room, 2-pc bathroom, 2nd laundry room (washer + dryer), 5th bedroom with a walk-in closet & 3-pc ensuite, and understairs storage. From the basement garden doors is access to the backyard that features a covered deck with hot tub and the detached heated single car garage (11' x 19').



Recent Updates: paint, new lighting fixtures throughout, garage heater (front attached), kitchen appliances (main floor), 2-in-1 washer + dryer (main floor), washer + dryer (basement)

This perfect family home is located in a quiet close, near to playgrounds, schools, shopping and easy access to HWY 2.

Built in 2012

### **Essential Information**

MLS® #	A2238163
Price	\$599,900
Bedrooms	5
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	2,303
Acres	0.14
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	13 Chinook Street
Subdivision	Cottonwood Meadows
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0B8

### **Amenities**

Parking Spaces	3
Parking	Alley Access, Concrete Driveway, Double Garage Attached, Heated Garage, Single Garage Detached
# of Garages	2

## Interior

Interior Features	Central Vacuum, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	See Remarks
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 8th, 2025
Days on Market	8
Zoning	R-1L

## Listing Details

Listing Office	Century 21 Maximum
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.