

\$325,000 - 4949 Westbrooke Road, Blackfalds

MLS® #A2262964

\$325,000

4 Bedroom, 3.00 Bathroom, 1,231 sqft

Residential on 0.09 Acres

Valley Ridge, Blackfalds, Alberta

****Spacious Half Duplex with Large Lot and Beautiful Upgrades!**** No Condo fees! This home is perfect for families or anyone seeking comfort and functionality. Step into a the bright, welcoming entryway, featuring a stylish wainscot accent wall. The living room offers a cozy atmosphere with a bay window, built-in cabinets and shelving, and a charming electric fireplace. The family-sized kitchen is ideal for cooking and entertaining, complete with ample counter space plus an island and a pantry. The adjoining dining area overlooks the fenced backyard, creating a perfect setting for family meals. The back entrance provides convenient access to the laundry area and a main floor bathroom. Upstairs, you'll find a spacious primary bedroom with a wall-length closet, two additional bedrooms, and a large 4-piece bathroom featuring a linen closet for extra storage. The fully finished basement adds even more living space, including a family room, fourth bedroom, and a recently updated 3-piece bathroom with new tile, vanity/sink and toilet. Other upgrades include, new carpet on stairs and 2nd level and new toilets in all bathrooms. Enjoy outdoor living in the private fenced yard, perfect for kids or entertaining guests on the large deck. The storage shed has electricity plus there's two parking spaces off the back alley. Stay comfortable in the summer months with central air conditioning!



Built in 2004

Essential Information

MLS® #	A2262964
Price	\$325,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,231
Acres	0.09
Year Built	2004
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	4949 Westbrooke Road
Subdivision	Valley Ridge
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0L1

Amenities

Parking Spaces	3
Parking	Off Street

Interior

Interior Features	Kitchen Island, Laminate Counters, Pantry, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Freezer, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 7th, 2025
Days on Market	20
Zoning	R2

Listing Details

Listing Office	RE/MAX real estate central alberta
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