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

MLS® #A2232907

#### \$209,000

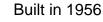
3 Bedroom, 2.00 Bathroom, 746 sqft Residential on 0.11 Acres

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.







#### **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
Туре	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	TOMOJO

## 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	13
Zoning	RIM

# Listing Details

	Listing Office	Red Key Realty & Property Management
--	----------------	--------------------------------------

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.