

\$395,911 - 45 Coachman Way, Blackfalds

MLS® #A2263259

\$395,911

4 Bedroom, 2.00 Bathroom, 1,038 sqft

Residential on 0.10 Acres

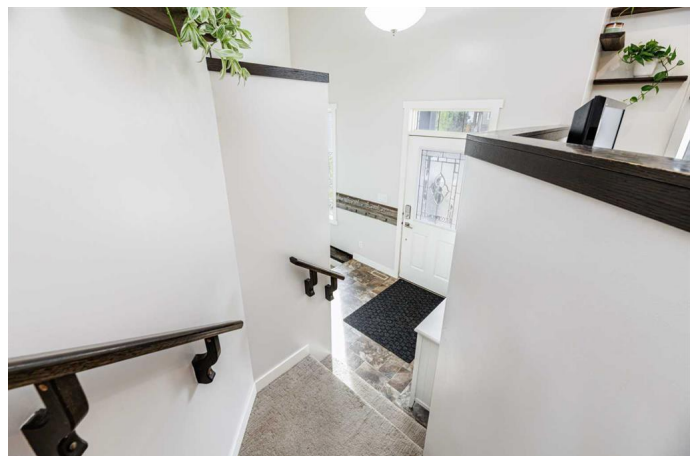
Cottonwood Estates, Blackfalds, Alberta

This inviting bilevel home is the perfect blend of function and location! Offering 4 bedrooms, 2 full bathrooms (including a private 4 piece ensuite in the primary), and an open floor plan designed for modern living, it checks all the boxes. Kitchen has a garden door leading to the East facing backyard. Warm and inviting, with a mix of laminate flooring and carpet. The full basement (with just the ceiling that awaits your finishing touch) provides a spacious family area plus a rough-in for an additional bathroom, giving you room to grow. Step outside to the fully fenced yard, with an upper and lower deck ,landscaped and ready for summer fun with the kids or family pets, even adequate space for garden beds with rear parking for 2 vehicles. There is even a possibility for RV parking or building a detached garage. Ideally situated close to the new school, nearby parks, and local amenities, while keeping your commute simple with quick access to Hwy 2A and Hwy 2. A wonderful home in a family-friendly location awaits you and your family!

Built in 2014

Essential Information

MLS® #	A2263259
Price	\$395,911
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	1,038
Acres	0.10
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	45 Coachman Way
Subdivision	Cottonwood Estates
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0A5

Amenities

Parking	Off Street
---------	------------

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, Open Floorplan
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, City Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 9th, 2025
Days on Market	21

Zoning R1S

Listing Details

Listing Office CIR Realty

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.