\$399,900 - 137 Briarwood Crescent, Blackfalds

MLS® #A2234055

\$399,900

4 Bedroom, 3.00 Bathroom, 1,096 sqft Residential on 0.12 Acres

Briarwood, Blackfalds, Alberta

Welcome to this well maintained 4-bedroom, 3-bathroom home, ideally situated in a quiet crescent in the town of Blackfalds. This prime location offers the perfect blend of tranquility and convenienceâ€"just around the corner from a community park and only minutes away from the Abbey Centre, one of the area's top recreational facilities in Central Alberta. Step inside to discover a bright and open main floor featuring vaulted ceilings and an abundance of natural light. Welcome to this well maintained 4-bedroom, 3-bathroom home, ideally situated in a guiet crescent in the town of Blackfalds. This prime location offers the perfect blend of tranquility and convenienceâ€"just around the corner from a community park and only minutes away from the Abbey Centre, one of the area's top recreational facilities in Central Alberta. Step inside to discover a bright and open main floor featuring vaulted ceilings and an abundance of natural light. All interior walls have been insulated, offering enhanced soundproofing and energy efficiencyâ€"perfect for a quieter, more comfortable living environment. The spacious eat-in kitchen is perfect for both everyday living and entertaining, complete with a large dining area, centre island for added prep space, corner pantry for extra storage, and newer stainless steel appliances. The master bedroom easily accommodates a king-size bed and includes a private ensuite. Central air conditioning ensures comfort year-round, while the finished basement offers a large rec roomâ€"ideal for







movie nights or family gatherings. The basement is also roughed in for in-floor heating, providing the option for cozy radiant warmth in the future. Enjoy outdoor living on the impressive two-tiered deck, featuring a screened-in section with an overhang, perfect for relaxing in any weather. The detached spacious eat-in kitchen is perfect for both everyday living and entertaining, complete with a large dining area, centre island for added prep space, corner pantry for extra storage, and newer stainless steel appliances. The master bedroom easily accommodates a king-size bed and includes a private ensuite. Central air conditioning ensures comfort year-round, while the finished basement offers a large rec roomâ€"ideal for movie nights or family gatherings. The basement is also roughed in for in-floor heating, providing the option for cozy radiant warmth in the future. Enjoy outdoor living on the impressive two-tiered deck, featuring a screened-in section with an overhang, perfect for relaxing in any weather. The detached 24' x 26' garage is a standout featureâ€"fully insulated, heated, wired for surround sound, and equipped with two 9-foot doors to fit larger vehicles. It even includes a floor drain for added functionality. The home is completed with an underground sprinkler system to keep the yard lush and green all summer long. Don't miss your chance to own this fantastic home that checks all the boxes for comfort, convenience, and value in a great family-friendly neighbourhood!

Built in 2001

Essential Information

MLS® # A2234055

Price \$399,900

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 1,096
Acres 0.12

Year Built 2001

Type Residential
Sub-Type Detached
Style Bi-Level
Status Active

Community Information

Address 137 Briarwood Crescent

Subdivision Briarwood City Blackfalds

County Lacombe County

Province Alberta
Postal Code T0C 0J0

Amenities

Parking Spaces 4

Parking Double Garage Detached

of Garages 2

Interior

Interior Features Kitchen Island, Laminate Counters, Storage, Vinyl Windows

Appliances Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer,

Window Coverings

Heating Forced Air Cooling Central Air

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Playground, Storage
Lot Description Back Lane, Back Yard

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 27th, 2025

Days on Market

Zoning R-1M

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.