

# \$409,900 - 4812 Womacks Road, Blackfalds

MLS® #A2236655

**\$409,900**

3 Bedroom, 3.00 Bathroom, 1,613 sqft

Residential on 0.15 Acres

NONE, Blackfalds, Alberta

Are you searching for a fantastic family home near schools, the multiplex, and the Abbey Centre in Blackfalds? Look no further – this well-maintained property is sure to impress! Step inside to find lovely vinyl plank flooring, white cabinetry, and updated countertops and backsplash. The main level showcases a seamless open concept design that combines the living room, kitchen, and dining areas effortlessly. Ascending to the upper level, you'll discover three comfortable bedrooms, including the primary suite with its own two-piece ensuite, accompanied by a beautifully renovated four-piece bathroom. The lower level is perfect for cozy gatherings, featuring a spacious family room with a rough-in for a wood burning fireplace. Numerous updates, such as modern lighting, fresh paint, new flooring, and bathroom improvements, have added to this property's appeal. The yard is fully fenced and beautifully landscaped with floral gardens, featuring a large wooden deck perfect for hosting family and friends this summer. Additionally, the double detached heated garage with back alley access ensures your vehicle is protected from both the summer heat and winter snow.

Built in 1978

## Essential Information

MLS® #

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Price	\$409,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,613
Acres	0.15
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	4812 Womacks Road
Subdivision	NONE
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T0M 0J0

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, Off Street, Parking Pad
# of Garages	2

### Interior

Interior Features	Laminate Counters, Open Floorplan, Skylight(s), Vinyl Windows
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Private Yard, Dog Run
Lot Description	Back Lane
Roof	Asphalt Shingle

Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 3rd, 2025
Days on Market	1
Zoning	R1M

**Listing Details**

Listing Office	RE/MAX real estate central alberta
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