

\$394,900 - 45 Sunrise Crescent, Blackfalds

MLS® #A2238855

\$394,900

4 Bedroom, 2.00 Bathroom, 1,090 sqft

Residential on 0.16 Acres

NONE, Blackfalds, Alberta

Welcome home to this 4-level split home nestled on a spacious corner lot in a desirable neighbourhood, this property boasts exceptional curb appeal and a truly beautifully landscaped yard – perfect for relaxing, entertaining, or gardening.

Inside, you'll find a bright and inviting layout with generous natural light throughout. The main level features an open-concept living and dining area with laminate flooring and large windows. A spacious kitchen offers ample cabinetry, modern appliances, and a convenient breakfast nook.

Upstairs, you'll find 3 bedrooms, including a spacious primary suite with generous closet space and easy access to the main bath. The lower level includes another bedroom a cozy family room – ideal for movie nights or a home office – plus a full bath. The basement level adds even more flexibility with a large rec room, laundry area, and plenty of storage space. The beautiful landscaped yard brings you out to the garage of a workman's dream. This heated double garage is equipped with lighting and cabinetry for all your needs. This home won't last long! Call me today to book your private showing!

Built in 1990

Essential Information



MLS® #	A2238855
Price	\$394,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,090
Acres	0.16
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	45 Sunrise Crescent
Subdivision	NONE
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M0K6

Amenities

Parking Spaces	2
Parking	Double Garage Detached, RV Access/Parking
# of Garages	2

Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Corner Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed July 10th, 2025

Zoning R1M

Listing Details

Listing Office Royal LePage Network Realty Corp.

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