

\$379,900 - 239 Cedar Square, Blackfalds

MLS® #A2245678

\$379,900

2 Bedroom, 2.00 Bathroom, 1,235 sqft

Residential on 0.09 Acres

Cottonwood Estates, Blackfalds, Alberta

IMMEDIATE POSSESSION AVAILABLE ~ FULLY DEVELOPED 2 BEDROOM, 2 BATH MODIFIED BI-LEVEL ~ ATTACHED GARAGE ~ New Furnace, hot water tank, flooring and paint throughout ~ 11' x 12' covered front veranda welcomes you and leads to a spacious foyer with a walk in coat closet and convenient access to the attached garage ~ Open concept main floor layout is complemented by large south facing windows and vinyl plank flooring that create a feeling of spaciousness ~ The kitchen offers a functional layout with plenty of dark stained oak cabinets, ample counter space including an island with a raised eating bar and a granite composite sink, full tile backsplash, and a walk in corner pantry ~ easily host large gatherings in the dining room with garden door access to the two tiered deck and backyard ~ 2 piece main floor bathroom ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture, has dual closets, and a cheater door to the oversized 4 piece bathroom ~ Second bedroom is also a generous size with ample closet space ~ Laundry is conveniently located on the upper level in it's own room ~ The fully developed basement with large above grade windows offers a large family room, tons of storage space, and roughed in plumbing for a full bathroom ~ 24' L x 14'6" W attached garage is insulated and finished with drywall plus a large driveway ~ The sunny south facing backyard is fully fenced with no neighbours behind, has a



two tiered deck with storage space below,
mature trees and a fire pit ~ excellent location,
close to parks, playgrounds, walking trails,
schools, shopping, dining and all other
amenities ~ Immediate possession and move
in ready!

Built in 2010

Essential Information

MLS® #	A2245678
Price	\$379,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,235
Acres	0.09
Year Built	2010
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Modified Bi-Level
Status	Active

Community Information

Address	239 Cedar Square
Subdivision	Cottonwood Estates
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0A1

Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	2
Parking	Off Street, Single Garage Attached
# of Garages	1

Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows
Appliances	Dishwasher, Microwave, Refrigerator, See Remarks, Stove(s), ENERGY STAR Qualified Dishwasher
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Landscaped, No Neighbours Behind, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 4th, 2025
Days on Market	23
Zoning	R2

Listing Details

Listing Office	Lime Green Realty Central
----------------	---------------------------

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.