

# \$469,900 - 4713 Westbrooke Road, Blackfalds

MLS® #A2245336

**\$469,900**

3 Bedroom, 2.00 Bathroom, 1,097 sqft

Residential on 0.14 Acres

Valley Ridge, Blackfalds, Alberta

Originally custom-built, this raised bungalow offers warmth, functionality, and thoughtful upgrades throughout. A covered front porch welcomes you to the tiled foyer, opening into a bright, open-concept main floor with hardwood flooring through the kitchen, dining, and living areas.

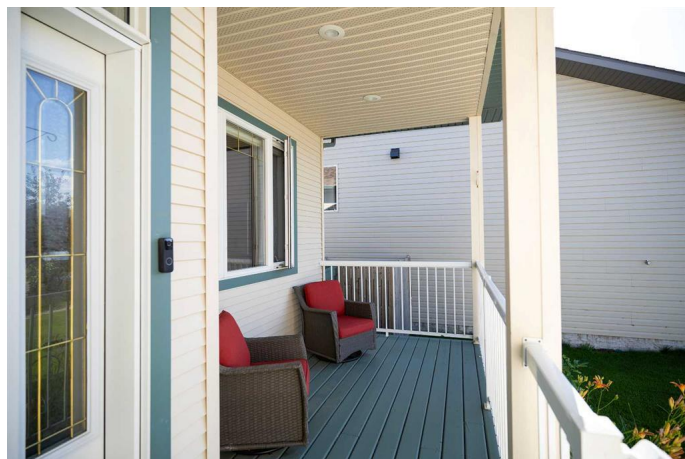
The kitchen features red oak cabinetry with crown moulding, a central island with pot drawers, stainless steel appliances including a gas stove, and a corner walk-in pantry with a decorative glass door. Patio doors off the dining area lead to a south-facing, partially covered deck with a gas line for your BBQ—overlooking a beautifully landscaped backyard with fire pit and gated RV parking.

Main floor highlights include a second bedroom, a full 4-piece bathroom, and a spacious primary suite, plus a laundry room with upper cabinets and access to the heated double garage.

The fully finished basement features a large family room with projector and wired speaker setup, a third bedroom, a 3-piece bathroom, and ample storage. In addition, the basement is plumbed for in floor heat.

Built in 2006

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2245336    |
| Price          | \$469,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,097       |
| Acres          | 0.14        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 4713 Westbrooke Road |
| Subdivision | Valley Ridge         |
| City        | Blackfalds           |
| County      | Lacombe County       |
| Province    | Alberta              |
| Postal Code | T4M 0K4              |

### Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Parking Spaces | 6                                                     |
| Parking        | Double Garage Attached, Off Street, RV Access/Parking |
| # of Garages   | 2                                                     |

### Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Sump Pump(s)                   |
| Appliances        | Dishwasher, Garage Control(s), Gas Stove, Gas Water Heater, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                                |
| Cooling           | None                                                                                   |
| Has Basement      | Yes                                                                                    |
| Basement          | Finished, Full                                                                         |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | BBQ gas line, Fire Pit, Garden, Private Yard |
| Lot Description   | Back Lane, Back Yard, Front Yard             |
| Roof              | Asphalt Shingle                              |

|              |                                    |
|--------------|------------------------------------|
| Construction | Concrete, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                    |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 40               |
| Zoning         | R1M              |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Maximum |
|----------------|--------------------|

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