

\$389,900 - 45 Briarwood Crescent, Blackfalds

MLS® #A2216357

\$389,900

4 Bedroom, 3.00 Bathroom, 1,014 sqft

Residential on 0.13 Acres

Briarwood, Blackfalds, Alberta

Charming & Spacious 4-Bedroom Family Home with Heated Garage and RV Parking!

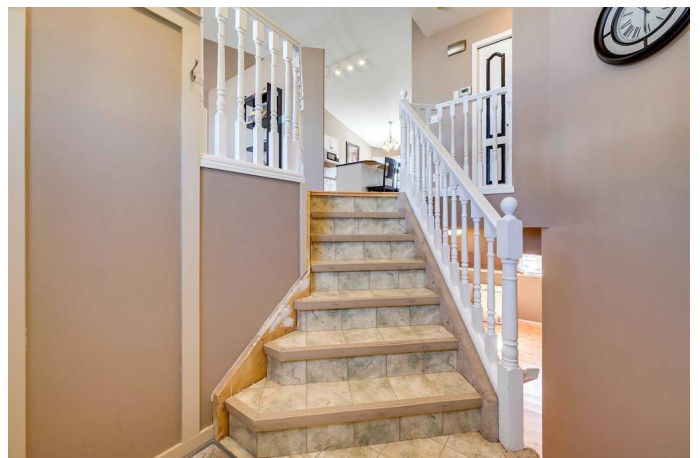
This well-maintained 4-bedroom home is the perfect blend of space, comfort, and functionalityâ€”tailored for everyday family living. Bright and cheerful, the main floor features large windows that fill the space with natural light, creating a warm and inviting atmosphere from the moment you step inside.

The kitchen is the hub of the home, ideal for casual breakfasts, helping with homework at the table, or catching up over coffee. The primary bedroom offers a quiet retreat with its own ensuite and a walk-in closet for added convenience.

Downstairs, the fully finished basement includes two spacious bedrooms and a large family roomâ€”perfect for movie nights, play space, or hosting guests. A partially finished third bathroom adds future value and flexibility with minimal effort.

Step outside to enjoy a fully fenced backyard with a concrete patio and oversized deckâ€”complete with a natural gas BBQ hookup. Itâ€™s a great setup for weekend gatherings or simply unwinding at the end of the day. There's even a perfect spot to enjoy a cozy fire on cooler evenings.

The 23'5" x 25'4" heated detached garage



offers plenty of room for vehicles, storage, or projects, and there's additional space for RV parking too.

Located in a family-friendly neighborhood, you're just steps from beautiful parks, walking paths, and nearby schoolsâ€”making day-to-day life easy and enjoyable.

This home checks all the right boxes for growing families looking for space, comfort, and a community to call home.

Built in 2000

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2216357 |
| Price | \$389,900 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,014 |
| Acres | 0.13 |
| Year Built | 2000 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 45 Briarwood Crescent |
| Subdivision | Briarwood |
| City | Blackfalds |
| County | Lacombe County |
| Province | Alberta |
| Postal Code | T0C0J0 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 2 |
| Parking | Double Garage Detached, Garage Door Opener, Gravel Driveway, |

| | |
|--------------|---|
| | Heated Garage, Insulated, RV Access/Parking |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|-------------------------------------|
| Exterior Features | Private Yard |
| Lot Description | Back Lane, Back Yard, Irregular Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 30th, 2025 |
| Days on Market | 10 |
| Zoning | R1 |

Listing Details

| | |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

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