

# \$399,900 - 53 Westglen Boulevard, Blackfalds

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MLS® #A2217460

## \$399,900

5 Bedroom, 2.00 Bathroom, 1,022 sqft  
Residential on 0.16 Acres

Harvest Meadows, Blackfalds, Alberta

This fully renovated 5-bedroom, 2-bathroom home is move-in ready and perfect for families or investors alike. Located on a spacious lot with a large yard, there's plenty of room to build a detached garage, park multiple vehicles, RV parking, or simply enjoy the outdoor space. Upstairs features 3 bright bedrooms and a full bathroom, while the fully finished basement offers 2 additional bedrooms, a second full bath, and a spacious family room complete with a cozy gas fireplace—perfect for relaxing or entertaining. Inside, no detail has been overlooked. Renovations include brand-new flooring, fresh paint throughout, updated baseboards, modern countertops, a new kitchen sink and tap, and beautifully repainted cabinetry in a stylish color. Both bathrooms and the entryway feature new tile work, and all kitchen appliances are newer. Outdoor upgrades include a new roof (less than 2 years old), a new side deck, and a brand-new fences within the last 3 years for added privacy and curb appeal.

Built in 1996

## Essential Information

MLS® #	A2217460
Price	\$399,900
Bedrooms	5
Bathrooms	2.00



Full Baths	2
Square Footage	1,022
Acres	0.16
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	53 Westglen Boulevard
Subdivision	Harvest Meadows
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T0M 0J0

### **Amenities**

Parking Spaces	3
Parking	Off Street, RV Access/Parking

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 7th, 2025
Days on Market	16
Zoning	R1M

**Listing Details**

Listing Office	Royal LePage Network Realty Corp.
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