

# \$414,900 - 5208 Lansdowne Avenue, Blackfalds

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MLS® #A2231314

**\$414,900**

4 Bedroom, 2.00 Bathroom, 1,070 sqft

Residential on 0.14 Acres

Briarwood, Blackfalds, Alberta

This stunning 4 Bed plus den, 2 bath home with walkout, 26x28 heated garage & central a/c offers an impressive blend of style, functionality, and comfort. Step inside and be greeted by the warmth of abundant natural light flooding through the vaulted ceilings that elegantly crown the living room and dinette, making it the perfect space for gatherings or quiet evenings at home.

The heart of this home is undoubtedly the spacious kitchen, adorned with rich oak cabinets featuring exquisite crown moldings. Delight in the convenience of a large island equipped with a dishwasher and electric power—perfect for culinary enthusiasts and entertaining guests.

Open the garden door to your own private retreat! The west-facing 10'x12' treated deck invites you to unwind and soak in the breathtaking sunsets, creating a serene backdrop for your outdoor gatherings. Venture downstairs to discover the bathroom featuring a lavish 2-person jet tub, Large family room with walkout to the back yard, bedroom along with a few room that can be a den or made into a bedroom by adding a door.

The property is framed by a beautifully fenced rear yard crafted from pressure-treated lumber, ensuring privacy and security for outdoor play, gardening, or simply enjoying the fresh air.



Lastly, donâ€™t forget the impressive 26'x28' detached garage, providing ample space for vehicles, storage, or creative projects.

Built in 2002

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2231314    |
| Price          | \$414,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,070       |
| Acres          | 0.14        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 5208 Lansdowne Avenue |
| Subdivision | Briarwood             |
| City        | Blackfalds            |
| County      | Lacombe County        |
| Province    | Alberta               |
| Postal Code | T0M 0J0               |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | Central Vacuum                                                                  |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                      |

|              |                          |
|--------------|--------------------------|
| Cooling      | Central Air              |
| Has Basement | Yes                      |
| Basement     | Finished, Full, Walk-Out |

## Exterior

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

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 16th, 2025 |
| Days on Market | 47              |
| Zoning         | R1              |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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