

# \$499,999 - 4229 Westbrook Road, Blackfalds

---

MLS® #A2237045

## \$499,999

5 Bedroom, 3.00 Bathroom, 1,281 sqft  
Residential on 0.11 Acres

Blackfalds - Other, Blackfalds, Alberta

Click brochure link for more details. Welcome to your dream home! This stunning 5-bedroom, 3-bathroom residence offers a perfect blend of comfort, style, and convenience, making it an ideal choice for families and individuals alike.

### Key Features

- 1. Spacious Living Areas** Upon entering, you're greeted by a bright and airy open floor plan that seamlessly connects the living room, dining area, and kitchen. The expansive windows flood the space with natural light, creating a warm and inviting atmosphere.
- 2. Modern Kitchen** The gourmet kitchen is a chef's delight, featuring stainless steel appliances, ample counter space, and a large island perfect for meal prep or casual dining. It's designed for both functionality and style, making cooking and entertaining a breeze.
- 3. Luxurious Bedrooms** With five generously-sized bedrooms, there's plenty of room for everyone. The master bedroom is a true retreat, complete with an en-suite bathroom featuring a soaking tub, separate shower, and dual vanities. The additional bedrooms are versatile, perfect for family, guests, or even a home office.
- 4. The three bathrooms are beautifully**



appointed with modern fixtures and finishes, providing both comfort and style for your daily routines.

5. Attached Garage. The convenience of an attached garage offers ample storage and easy access to your home, keeping you sheltered from the elements while providing space for your vehicles and outdoor gear.

6. Outdoor Oasis Step outside to your private backyard, perfect for summer barbecues or quiet evenings under the stars. The proximity to the nearby park adds an extra layer of appeal, providing plenty of opportunities for outdoor activities, walking trails, and playgrounds for children.

7. Prime Location: Located in a friendly neighborhood, this home is close to schools, parks, Abby canter bike park, and dining options, ensuring youâ€™re never far from essentials. The peaceful surroundings and community amenities make it a wonderful place to call home.

This house offers not just a place to live, but a lifestyle filled with comfort, convenience with lots of storage, and community.

Built in 2013

**Essential Information**

MLS® #	A2237045
Price	\$499,999
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,281
Acres	0.11
Year Built	2013
Type	Residential



Sub-Type	Detached
Style	3 Level Split
Status	Active

### Community Information

Address	4229 Westbrook Road
Subdivision	Blackfalds - Other
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0L4

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Washer
Heating	In Floor, Electric, Hot Water
Cooling	Wall/Window Unit(s)
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Gazebo
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 7th, 2025
Days on Market	68
Zoning	R1M

### Listing Details

Listing Office	Honestdoor Inc.
----------------	-----------------

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.