

# \$589,900 - 13 Murphy Close, Blackfalds

MLS® #A2211616

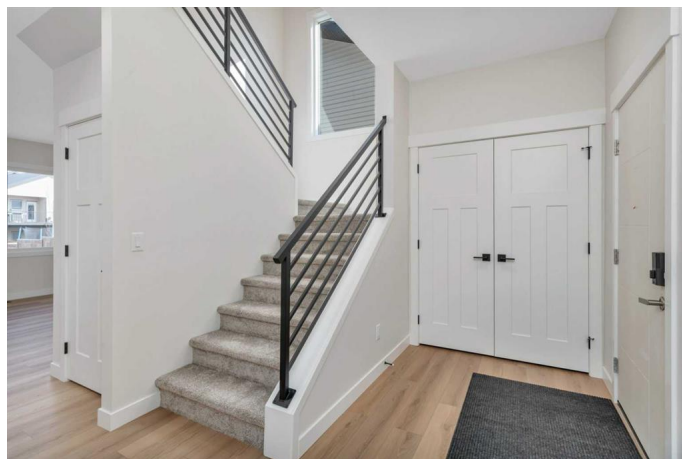
## \$589,900

3 Bedroom, 3.00 Bathroom, 1,890 sqft

Residential on 0.13 Acres

Mckay Ranch, Blackfalds, Alberta

Welcome to 13 Murphy Close, a 1890 sqft 2-story home built by Manhani Builders in the neighbourhood of McKay Ranch, Blackfalds. Carefully crafted for comfort living, it boasts a desirable location near trails and parks. The spacious layout, and thoughtful design elements create a stylish living experience. Highlights include a walkthrough pantry, 2nd floor laundry, huge bonus living room, upgraded carpeting, vinyl flooring, and large windows that fill the home with natural light. The kitchen features a mix of painted and stained maple cabinets, quartz countertops, and upgraded stainless steel appliance package. The master bedroom offers privacy with a walk-in closet, ensuite and optional access to the laundry. The 24x24 garage accommodates two vehicles comfortably, and the exterior blends vinyl, stone, window trims, and wood grain paneling. Enjoy outdoor spaces with a composite front porch and a 12'x14' treated wood back deck. Additional features include roughed-in garage heater, roughed-in floor heating, and potential for future basement development. A high-efficiency furnace and HRV System which ensures clean air and comfortable temperature throughout the home. Please note that the driveway, parking, front yard landscaping, back deck stairs, front stairs & railing is pending and will be completed in the spring. Interior is completed and it is ready for possession. Welcome to 13 Murphy Close, where comfortable living meets modern charm.



Built in 2025

### Essential Information

MLS® #	A2211616
Price	\$589,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,890
Acres	0.13
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	13 Murphy Close
Subdivision	Mckay Ranch
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0H5

### Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Closet Organizers, High Ceilings, Quartz Counters, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

**Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Interior Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 17th, 2025
Days on Market	66
Zoning	R1M

**Listing Details**

Listing Office	Coldwell Banker Ontrack Realty
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