

# **\$379,900 - 239 Cedar Square, Blackfalds**

MLS® #A2245678

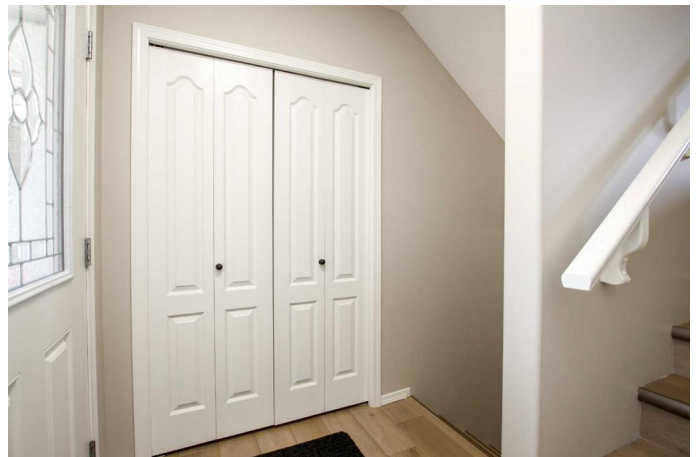
**\$379,900**

2 Bedroom, 2.00 Bathroom, 1,235 sqft

Residential on 0.09 Acres

Cottonwood Estates, Blackfalds, Alberta

IMMEDIATE POSSESSION AVAILABLE ~ FULLY DEVELOPED 2 BEDROOM, 2 BATH MODIFIED BI-LEVEL ~ ATTACHED GARAGE ~ New Furnace, hot water tank, flooring and paint throughout ~ 11' x 12' covered front veranda welcomes you and leads to a spacious foyer with a walk in coat closet and convenient access to the attached garage ~ Open concept main floor layout is complemented by large south facing windows and vinyl plank flooring that create a feeling of spaciousness ~ The kitchen offers a functional layout with plenty of dark stained oak cabinets, ample counter space including an island with a raised eating bar and a granite composite sink, full tile backsplash, and a walk in corner pantry ~ easily host large gatherings in the dining room with garden door access to the two tiered deck and backyard ~ 2 piece main floor bathroom ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture, has dual closets, and a cheater door to the oversized 4 piece bathroom ~ Second bedroom is also a generous size with ample closet space ~ Laundry is conveniently located on the upper level in it's own room ~ The fully developed basement with large above grade windows offers a large family room, tons of storage space, and roughed in plumbing for a full bathroom ~ 24' L x 14'6" W attached garage is insulated and finished with drywall plus a large driveway ~ The sunny south facing backyard is fully fenced with no neighbours behind, has a



two tiered deck with storage space below,  
mature trees and a fire pit ~ excellent location,  
close to parks, playgrounds, walking trails,  
schools, shopping, dining and all other  
amenities ~ Immediate possession and move  
in ready!

Built in 2010

### **Essential Information**

|                |                                 |
|----------------|---------------------------------|
| MLS® #         | A2245678                        |
| Price          | \$379,900                       |
| Bedrooms       | 2                               |
| Bathrooms      | 2.00                            |
| Full Baths     | 1                               |
| Half Baths     | 1                               |
| Square Footage | 1,235                           |
| Acres          | 0.09                            |
| Year Built     | 2010                            |
| Type           | Residential                     |
| Sub-Type       | Semi Detached                   |
| Style          | Side by Side, Modified Bi-Level |
| Status         | Active                          |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 239 Cedar Square   |
| Subdivision | Cottonwood Estates |
| City        | Blackfalds         |
| County      | Lacombe County     |
| Province    | Alberta            |
| Postal Code | T4M 0A1            |

### **Amenities**

|                |                                              |
|----------------|----------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected |
| Parking Spaces | 2                                            |
| Parking        | Off Street, Single Garage Attached           |
| # of Garages   | 1                                            |

### **Interior**

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows                         |
| Appliances        | Dishwasher, Microwave, Refrigerator, See Remarks, Stove(s), ENERGY STAR Qualified Dishwasher |
| Heating           | Forced Air, Natural Gas                                                                      |
| Cooling           | None                                                                                         |
| Has Basement      | Yes                                                                                          |
| Basement          | Finished, Full                                                                               |

## Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Private Entrance, Private Yard, Storage                               |
| Lot Description   | Back Yard, Front Yard, Landscaped, No Neighbours Behind, Rectangular Lot, Treed |
| Roof              | Asphalt Shingle                                                                 |
| Construction      | Vinyl Siding, Wood Frame                                                        |
| Foundation        | Poured Concrete                                                                 |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 4th, 2025 |
| Days on Market | 20               |
| Zoning         | R2               |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | Lime Green Realty Central |
|----------------|---------------------------|

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