

9 Adina Close Blackfalds, Alberta

MLS # A2215794



\$450,000

Division:	Aspen Lake		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,233 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1M
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Fridge, Stove, Dishwasher, Microwave, Windows Coverings, Ceiling Fans, Central Vac & Attachments, Garage Door Opener & Controllers, Washer, Dryer, Playground set

Welcome Home to This Family-Friendly Modified 3 Bed 2 Bath Bi-Level in a Quiet Close. Step into over 1,200 square feet of beautifully finished living space in this family-oriented modified bi-level, perfectly situated in a peaceful close. Designed with entertaining in mind, the open-concept main floor welcomes you with stylish vinyl plank flooring, updated modern lighting, and a bright, spacious layout. The kitchen is a standout feature with its upgraded dark cabinetry, large island with breakfast bar, stainless steel appliances, and a convenient pantry that adds valuable storage. Two comfortable bedrooms and a full 4-piece bathroom complete the main level, making it ideal for children or guests. Upstairs, you'll find a private master retreat with ample space for your furnishings, a generous walk-in closet, and a 3-piece ensuite, offering both comfort and privacy. The basement is ready for your personal touch and development plans, with in-floor heating already connected to keep the space cozy and efficient. Outside, enjoy summer gatherings on the south-facing back deck with storage below and a built-in gas line for your BBQ. The fully fenced and landscaped yard features a fire pit area and a fenced dog run, making it perfect for both entertaining and everyday family living. Additional upgrades include CENTRAL AIR CONDITIONING, an in-floor HEATED GARAGE, a newer hot water tank, fresh paint on the main floor, and modern lighting throughout. With quick possession available, this home is move-in ready and waiting for its next chapter. Don't miss your chance to call this exceptional property your own.