

**196 Cedar Square  
Blackfalds, Alberta**

**MLS # A2223425**



**\$449,900**

<b>Division:</b>	Cottonwood Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,016 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped		

<b>Heating:</b>	In Floor Roughed-In, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Open Floorplan, Pantry, Primary Downstairs, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this well-maintained 3-bedroom, 2-bathroom home, perfectly situated in a prime Blackfalds location! Featuring a spacious 24' x 30' detached garage, ample RV parking, and a fully fenced yard, this property offers the perfect blend of comfort and functionality. Inside, you'll find a bright and inviting living space with a well-appointed kitchen and dining area, ideal for family gatherings. This unique design features the primary bedroom in the basement as well as a massive walk in closet for all of your storage needs. Step outside to enjoy the quaint and private backyard—perfect for kids, pets, or summer BBQs. Located just minutes from schools, shopping, and scenic walking trails, this home offers the ultimate combination of small-town charm and modern convenience.