

**81 Murphy Close  
Blackfalds, Alberta**

**MLS # A2223526**



**\$499,000**

<b>Division:</b>	Mckay Ranch		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,291 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Rectangular Lot		

<b>Heating:</b>	In Floor Roughed-In, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1M
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Double Vanity		

**Inclusions:** Fridge, Stove, Dishwasher, Microwave & Hood Fan, Washer, Dryer, All Window Coverings, Ceiling Fan & Remote in Master, Central Vacuum & All Attachments, Garage Door Opener & Remotes, Room divider/shelf in basement.

Bright, Modern & Family-Ready in McKay Ranch! Welcome to this beautifully designed 5 Bedroom, 3 Bathroom home built by Riser Homes—where modern style meets everyday functionality. Located in the desirable McKay Ranch neighbourhood of Blackfalds, this bilevel beauty is flooded with natural light and offers a spacious, open-concept floorplan perfect for growing families or those who love to entertain. The kitchen is a standout, featuring natural-toned cabinetry, a crisp white tile backsplash, and ample counter space for meal prep or morning coffee. The main floor also hosts the primary bedroom with full ensuite, plus the convenience of main floor laundry. Downstairs, the massive Rec Room gives everyone their own hangout space. Two more Bedrooms and a 5-piece Bath make the lower level perfect for teenagers, guests, or even a home office setup. You’ll also love the extra storage for all the gear that comes with family living. Outside, the seller has pre-paid for the Green Drop lawn care for the summer, to provide grass rejuvenation for the yard to create that lush, green curb appeal. A 20x20 detached garage provides plenty of room for parking and storage. Whether you’re upsizing, right-sizing, or just starting out, this home offers modern comfort in a peaceful, family-friendly neighbourhood.