

\$325,000 - 5224 East Avenue, Blackfalds

MLS® #A2257042

\$325,000

4 Bedroom, 2.00 Bathroom, 836 sqft

Residential on 0.13 Acres

Downtown, Blackfalds, Alberta

This move-in ready BUNGALOW features an OPEN CONCEPT main living area with custom woodwork throughout, plenty of natural light and is completely carpet-free! There are 2 bedrooms on the main floor, with 2 rooms downstairs (may not meet current egress standards) and additional den area providing great versatility. The fully fenced backyard is perfect for relaxing or entertaining, complete with a covered patio/lounge area and bonus storage above. There is OFF-STREET PARKING for two vehicles at the rear and an OVERSIZED HEATED DOUBLE GARAGE with a designated work area making this home a hobbyist or handyman's dream. The location is ideal for community-oriented or active people—right behind Tayles Water Spray Park, the kids can enjoy endless summer days cooling off right outside the back door and you have a front-row view of the Christmas light display in winter. Eagle Builders Centre, shopping and dining are all just a short walk away. Recent upgrades include newer windows (upstairs) and newer shingles.

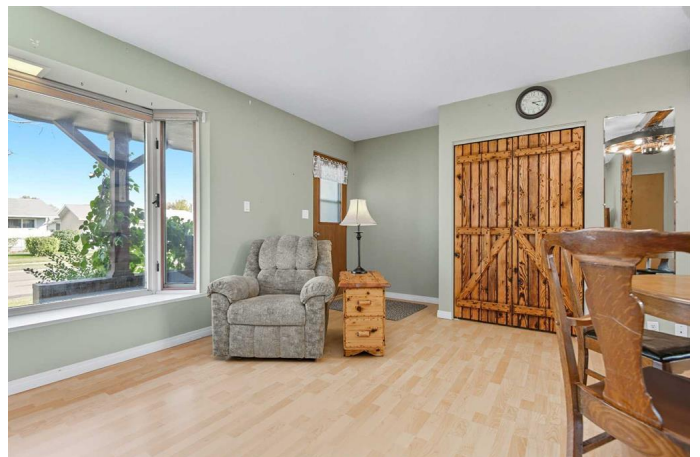
Built in 1965

Essential Information

MLS® # A2257042

Price \$325,000

Bedrooms 4



Bathrooms	2.00
Full Baths	2
Square Footage	836
Acres	0.13
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	5224 East Avenue
Subdivision	Downtown
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T0M 0J0

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Heated Garage
# of Garages	2

Interior

Interior Features	Central Vacuum, Pantry, Vinyl Windows, Natural Woodwork
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Covered Courtyard
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	September 16th, 2025
Zoning	R1L

Listing Details

Listing Office	Coldwell Banker OnTrack Realty
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