

\$349,000 - 5210 Waghorn, Blackfalds

MLS® #A2264594

\$349,000

5 Bedroom, 2.00 Bathroom, 1,188 sqft

Residential on 0.13 Acres

NONE, Blackfalds, Alberta

LEGALLY SUITED BUNGALOW in the charming community of Blackfalds is a excellent addition to any property investment portfolio or an incredible choice for a principal residence. Nestled conveniently between the city of Red Deer (14 kms) and Lacombe (12 kms) this property offers an exceptional location, perfect for easy commutes to further amenities yet cherishing the tranquility of small-town life which is ideal for families, professionals, and retirees alike. This well-maintained 1188 sq ft 5 bedroom home features 2 legal suites (with completely separate entrances & laundry) with a private & attractive yard which creates a great setting for your personal retreat with a covered rear patio. On the main floor you have 3 bedrooms, a large 4 piece bathroom with a lovely sun-lit living room with access to a front deck. The kitchen is the heart of your home, granting you an abundance of counter-space, tons of cabinetry, double sink, plus a wonderful breakfast bar; this kitchen supplies ample room for meal preparation & entertaining plus your appointed dining area. At the rear of the home is your own laundry area intended for the upper suite use, an additional closet and more storage. Down the stairs is where you are pleasantly greeted with a suite equipped with a generous size kitchen & center island, living room and 2 more bedrooms. You have a 3 piece bathroom, designated lower suite laundry plus a substantial amount of storage. With the colder climate on the horizon this



home features a valuable & convenient attached garage with direct access into your home and storage galore. This seamless transition from car to home makes our winter months much more pleasant. This home offers a perfect blend of pride of ownership, desirable family friendly location and is fantastic for many family living arrangements. Don't miss out on this opportunity to make it your own!

Built in 1974

Essential Information

MLS® #	A2264594
Price	\$349,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,188
Acres	0.13
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	5210 Waghorn
Subdivision	NONE
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T0M0J0

Amenities

Parking Spaces	4
Parking	Driveway, RV Access/Parking, Single Garage Detached

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Skylight(s), Storage, Tile Counters
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony, Private Entrance, Private Yard
Lot Description	Back Yard, Corner Lot, Fruit Trees/Shrub(s), Private
Roof	Metal
Construction	Mixed
Foundation	Block

Additional Information

Date Listed	October 16th, 2025
Days on Market	25
Zoning	R1

Listing Details

Listing Office	Royal LePage Rose Country Realty
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.