

# \$519,000 - 19 Copper Street, Blackfalds

MLS® #A2213299

**\$519,000**

5 Bedroom, 3.00 Bathroom, 1,435 sqft  
Residential on 0.12 Acres

Cottonwood Meadows, Blackfalds, Alberta

Visit REALTOR® website for additional information. This legally suited up & down duplex offers the perfect blend of comfort & cash flow! With separate entrances, soundproofing between units, & full-sized kitchens with pantries plus laundry in each suite, this is a smart investment for homeowners & investors alike. The bright main level features an open-concept layout with a sliding glass door to the deck & 3 beds, including a primary suite with private 3-piece ensuite plus an additional 4 pc bath. Downstairs, the 2-bedroom lower unit boasts cozy in-floor heating plus 9 foot ceilings, a 4-piece bath, & the same airy, open feel. Set on a quiet street next to a green space & open field, this property also offers ample rear parking & is walking distance to a local schoolâ€”making it ideal for families & tenants alike.

Built in 2014

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2213299  |
| Price          | \$519,000 |
| Bedrooms       | 5         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,435     |
| Acres          | 0.12      |
| Year Built     | 2014      |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Duplex            |
| Style    | Bi-Level, Up/Down |
| Status   | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 19 Copper Street   |
| Subdivision | Cottonwood Meadows |
| City        | Blackfalds         |
| County      | Lacombe County     |
| Province    | Alberta            |
| Postal Code | T0M 0J0            |

### Amenities

|                |                                |
|----------------|--------------------------------|
| Parking Spaces | 6                              |
| Parking        | Parking Pad, RV Access/Parking |

### Interior

|                   |                                                                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, See Remarks, Separate Entrance, Soaking Tub, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, See Remarks, Washer/Dryer                                                                               |
| Heating           | In Floor, Forced Air                                                                                                                                                  |
| Cooling           | None                                                                                                                                                                  |
| Fireplaces        | None                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                   |
| Basement          | Finished, Full                                                                                                                                                        |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Rain Gutters                       |
| Lot Description   | Back Lane, Front Yard, Cul-De-Sac  |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 21st, 2025 |
| Days on Market | 9                |
| Zoning         | R-1M             |

**Listing Details**

Listing Office                    PG Direct Realty Ltd.

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