

# \$439,900 - Nw 1-50-1 W4, Blackfoot

MLS® #A2225549

## \$439,900

4 Bedroom, 2.00 Bathroom, 1,228 sqft  
Residential on 13.68 Acres

Blackfoot, Blackfoot, Alberta

If you're looking for an Alberta side acreage close to Lloydminster this 3+1 bedroom bungalow located on 13.68 Acres is worth viewing! The kitchen has an over sized island with raised seating, Hickory cabinets, tile back splash and flooring. The living room has a wood fireplace with insert that pushes heat through the ducting to circulate throughout the home. Open concept living, kitchen dining area. You'll love the hardwood throughout the living room, hall and upper level bedrooms. The main level bathroom was custom upgraded with custom tile, a corner soaker tub and a large tile walk in shower. The primary bedroom also features a corner sink. The basement offers a family room, bedroom, 3 PC bathroom, huge storage room and utility room. There is a covered front balcony an large rear deck for seating/natural gas bbq hookup. The oversized 27'6x19' garage has a manual 10' OH door and fully insulated. The property also features a large pond with a Gazebo near. 3 driveway access roads and lots of extra space.

Scenic view of the rear landscape. West of Lloydminster to the 2nd ( West) Blackfoot entrance. Acreage is on right hand side. Watch for signs.

Built in 1981

## Essential Information

MLS® #	A2225549
Price	\$439,900



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,228
Acres	13.68
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	Nw 1-50-1 W4
Subdivision	Blackfoot
City	Blackfoot
County	Vermilion River, County of
Province	Alberta
Postal Code	T0B0L0

### **Amenities**

Utilities	Electricity Available, Natural Gas Available
Parking Spaces	8
Parking	Additional Parking, Garage Faces Front, Multiple Driveways, Oversized, Gravel Driveway, Insulated, Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Soaking Tub, Sump Pump(s), Vinyl Windows
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked, Water Softener, Window Coverings
Heating	Fireplace Insert, Forced Air, Natural Gas, Floor Furnace, Mid Efficiency
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features BBQ gas line, Other  
Lot Description Corner Lot, Front Yard, Gaze  
No Neighbours Behind, See I  
Roof Asphalt  
Construction Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed May 28th, 2025  
Days on Market 50  
Zoning Res

### Listing Details

Listing Office REAL ESTATE CENTRE



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