

# \$414,900 - 5208 Lansdowne Avenue, Blackfalds

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MLS® #A2231314

**\$414,900**

4 Bedroom, 2.00 Bathroom, 1,070 sqft

Residential on 0.14 Acres

Briarwood, Blackfalds, Alberta

This stunning 4 Bed plus den, 2 bath home with walkout, 26x28 heated garage & central a/c offers an impressive blend of style, functionality, and comfort. Step inside and be greeted by the warmth of abundant natural light flooding through the vaulted ceilings that elegantly crown the living room and dinette, making it the perfect space for gatherings or quiet evenings at home.

The heart of this home is undoubtedly the spacious kitchen, adorned with rich oak cabinets featuring exquisite crown moldings. Delight in the convenience of a large island equipped with a dishwasher and electric powerâ€”perfect for culinary enthusiasts and entertaining guests.

Open the garden door to your own private retreat! The west-facing 10'x12' treated deck invites you to unwind and soak in the breathtaking sunsets, creating a serene backdrop for your outdoor gatherings. Venture downstairs to discover the bathroom featuring a lavish 2-person jet tub, Large family room with walkout to the back yard, bedroom along with a few room that can be a den or made into a bedroom by adding a door.

The property is framed by a beautifully fenced rear yard crafted from pressure-treated lumber, ensuring privacy and security for outdoor play, gardening, or simply enjoying the fresh air.



Lastly, donâ€™t forget the impressive 26'x28' detached garage, providing ample space for vehicles, storage, or creative projects.

Built in 2002

**Essential Information**

MLS® #	A2231314
Price	\$414,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,070
Acres	0.14
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	5208 Lansdowne Avenue
Subdivision	Briarwood
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T0M 0J0

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

**Interior**

Interior Features	Central Vacuum
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air

Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 16th, 2025
Days on Market	41
Zoning	R1

## Listing Details

Listing Office	Real Broker
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