

5218 Lawton Avenue  
Blackfalds, Alberta

MLS # A2272665



**\$369,900**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,465 sq.ft.	<b>Age:</b>	1967 (59 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Double Garage Detached, Garage Door Opener, Heated		
<b>Lot Size:</b>	0.26 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Other, Wood Frame	<b>Zoning:</b>	R1-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Storage, Vinyl Windows		

  

<b>Inclusions:</b>	Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings
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Welcome to this fully finished bungalow in the heart of Blackfalds — a spacious and versatile home set on a large double lot with plenty of room to grow. Offering 5 bedrooms and 2 full bathrooms, this property features 3 bedrooms on the main floor and additional space downstairs, making it perfect for families of all sizes or those needing flexible living arrangements. Inside, you'll find a bright and generous living room, an inviting space to gather and relax. The home has seen some updates throughout, while still leaving the next owner the opportunity to add their personal touches and build equity. A unique highlight of this home is the sunroom on the south side, providing an extra cozy space to enjoy year-round natural light — perfect for plants, morning coffee, or quiet afternoons. Downstairs, you'll find even more living space, including an additional primary-sized bedroom, giving you options for guests, or a private retreat. Outside, the fully fenced yard offers tons of room for kids, pets, and outdoor projects, while the detached heated garage provides comfort and convenience through all Alberta seasons. Located centrally in Blackfalds, this home puts parks, schools, and amenities within easy reach — a fantastic opportunity for those looking for space, flexibility, and a property with great potential.