

**18 Palmer Circle
Blackfalds, Alberta**

MLS # A2274156



\$524,850

Division:	Panorama Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,586 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Front Yard, Gentle Sloping, Private		

Heating:	High Efficiency	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	R1M
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home		

Inclusions: Fridge, Stove Dishwasher , Microwave

Welcome to the RUBY built by Award Winning Abbey Platinum Master Built on the highly desirable Palmer Circle in Blackfalds. This 1586 sq foot 2 storey has an amazing modern sight lines and curb appeal with stunning brick accents, wood grain metal siding . A spacious entrance greets you as you enter this 3 bedroom 2.5 bath home. An open floor plan , living room with a fireplace , large kitchen with amazing backsplash and quartz countertops . As you take a walk upstairs you will find a Primary bedroom with a 3 pcs ensuite, as well as 2 more ample sized bedrooms and a 4 pc bath. This home has an upstairs laundry are for added convience. The unfinished basement features 9 foot ceilings and can accommodate a 4 pcs bath, family room and a bedroom, just add your own creative design.