

**65 Leung Place  
Blackfalds, Alberta**

**MLS # A2277459**



# \$245,000

<b>Division:</b>	Laurel		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	691 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Guest, On Street, Plug-In, See Remarks, Stall		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, Environmental Reserve, Landsc		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 326
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected

**Features:** Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows

**Inclusions:** FRIDGE, STOVE, DISHWASHER, MICROWAVE WASHER, DRYER,

IMMEDIATE POSSESSION AVAILABLE ~ FULLY DEVELOPED 3 BEDROOM, 2 BATH TOWNHOME W/WALKOUT BASEMENT ~ BACKING ON TO MATURE TREED RESERVE WITH NO NEIGHBOURS BEHIND ~ Covered front entry welcomes you and leads to a sun filled foyer with high ceilings and ample closet space ~ The open concept main living space is complemented by soaring vaulted ceilings and vinyl plank flooring that create a feeling of spaciousness ~ The living room is filled with natural light from the large picture window with views of the backyard and mature trees ~ The kitchen offers a functional layout and features two toned cabinets, ample counter space including an island with an eating bar, plus new black stainless steel appliances with warranty ~ Easily host gatherings in the dining space with garden door access to the 12' x 6' south east facing deck with a privacy wall ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture, has ample closet space, and is conveniently located next to the 4 piece main bathroom ~ The fully finished walkout basement with large above grade windows features two generous size bedrooms, a 4 piece bathroom, laundry, and a spacious family room with sliding patio doors that walk out to a covered 12' x 8' concrete patio with a privacy wall, and the backyard space ~ Newer hot water tank ~ 2 Assigned parking stalls right outside the front door (power outlet on house exterior) ~ Excellent location; Across the street from Iron Ridge Junior & Secondary Schools, All Stars Park, Abbey Centre, shopping plazas and walking trails, with easy access to the highway and all other amenities ~ Monthly condo fees are \$320.20 and include; exterior insurance, grounds maintenance, parking, professional management, reserve fund contributions, garbage/recycle ~ This updated home is

move in ready!