

141 Silver Drive  
Blackfalds, Alberta

MLS # A2280299

**\$282,500**



<b>Division:</b>	Harvest Meadows		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	1,071 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Off Street, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Vinyl Windows		

**Inclusions:** Downstairs fridge, downstairs stacked washer and dryer, shed

Affordable, functional, and full of potential! This well-maintained half duplex is a great option for first-time buyers, downsizers, or investors. This open-concept layout feels spacious and comfortable. The kitchen is functional and well laid out with all appliances included, plenty of cabinet and counter space, and a window above the sink to let in extra natural light. The living and dining areas offer lots of room to relax or entertain, with large west-facing patio doors leading out to the deck—perfect for catching the evening sun. Three good-sized bedrooms and a full four-piece bathroom complete the main floor. The finished lower level offers great flexibility with an illegal suite featuring one bedroom, a full four-piece bathroom, a living room, and kitchenette, plus a separate entrance and private separation from the upper level—ideal for extended family, tenants, or roommate use. The east-facing backyard is easy to maintain and includes a large gravel parking pad with space for multiple vehicles, plus room for a small RV or trailer. Roof is approx 10 years old and HWT approx 5 years old. Conveniently located within walking distance to downtown amenities, the hockey arena, and the Abbey Centre.