

# \$389,900 - 45 Briarwood Crescent, Blackfalds

MLS® #A2216357

**\$389,900**

4 Bedroom, 3.00 Bathroom, 1,014 sqft

Residential on 0.13 Acres

Briarwood, Blackfalds, Alberta

Charming & Spacious 4-Bedroom Family Home with Heated Garage and RV Parking!

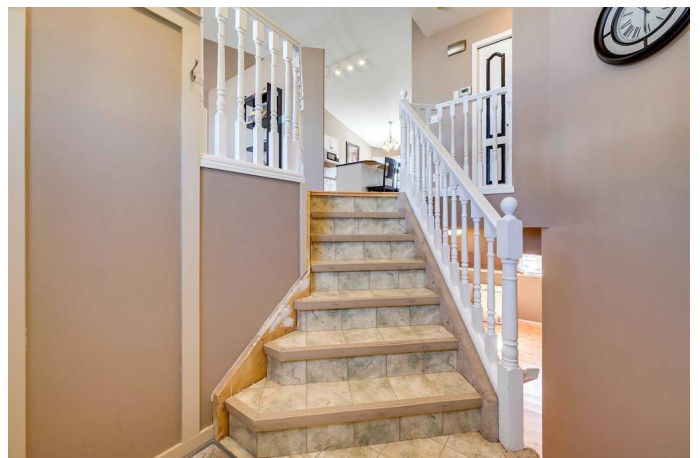
This well-maintained 4-bedroom home is the perfect blend of space, comfort, and functionalityâ€”tailored for everyday family living. Bright and cheerful, the main floor features large windows that fill the space with natural light, creating a warm and inviting atmosphere from the moment you step inside.

The kitchen is the hub of the home, ideal for casual breakfasts, helping with homework at the table, or catching up over coffee. The primary bedroom offers a quiet retreat with its own ensuite and a walk-in closet for added convenience.

Downstairs, the fully finished basement includes two spacious bedrooms and a large family roomâ€”perfect for movie nights, play space, or hosting guests. A partially finished third bathroom adds future value and flexibility with minimal effort.

Step outside to enjoy a fully fenced backyard with a concrete patio and oversized deckâ€”complete with a natural gas BBQ hookup. Itâ€™s a great setup for weekend gatherings or simply unwinding at the end of the day. There's even a perfect spot to enjoy a cozy fire on cooler evenings.

The 23'5" x 25'4" heated detached garage



offers plenty of room for vehicles, storage, or projects, and there's additional space for RV parking too.

Located in a family-friendly neighborhood, you're just steps from beautiful parks, walking paths, and nearby schoolsâ€”making day-to-day life easy and enjoyable.

This home checks all the right boxes for growing families looking for space, comfort, and a community to call home.

Built in 2000

**Essential Information**

MLS® #	A2216357
Price	\$389,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,014
Acres	0.13
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	45 Briarwood Crescent
Subdivision	Briarwood
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T0C0J0

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Gravel Driveway,

Heated Garage, Insulated, RV Access/Parking

# of Garages 2

### Interior

Interior Features Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Finished, Full

### Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Irregular Lot

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

### Additional Information

Date Listed April 30th, 2025

Days on Market 2

Zoning R1

### Listing Details

Listing Office Royal LePage Network Realty Corp.

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