

\$615,000 - 9 Woodbine Close, Blackfalds

MLS® #A2268678

\$615,000

4 Bedroom, 4.00 Bathroom, 2,074 sqft

Residential on 0.13 Acres

Harvest Meadows, Blackfalds, Alberta

~Welcome home~ to this stunning, spacious two storey that has everything you've been searching for, comfort, style, and a thoughtful design! Upstairs you will find three generous size bedrooms including a beautiful primary suite completed with a WALK-IN closet and a LUXURIOUS 4-piece ensuite. The additional two bedrooms share a convenient jack and jill bathroom, making mornings a breeze for family and guests. There is a large family room located right above the garage, perfect for families with small children - or this space would be ideal for a gym, theatre room or hobby room!! Downstairs, the FULLY DEVELOPED basement is warm and inviting, featuring UNDERFLOOR HEAT, a fourth bedroom, another 4-piece bathroom and a recreation room, a perfect set up for guests, teens or extended family. The main floor has a great room in the front, currently used as an office/library with tons of natural light from the bay window, it's a beautiful open concept design. THE SPACIOUS LIVING area features a cozy gas fireplace with modern tile surround, creating the perfect space to relax or entertain. Large windows fill the home with NATURAL LIGHT and offer stunning views of the sunny south facing backyard- ideal for enjoying every season. A fully fenced back yard with a 25x28 poured concrete pad, ready for your future garage or dream outdoor setup. There's even ample room for your RV, making this property as functional as it is beautiful. Other beautiful, upgraded features include: New luxury vinyl



plank flooring, 75 gallon HOT WATER TANK, stainless appliances, UPPER FLOOR LAUNDRY ROOM, QUARTZ COUNTERTOPS, ICF FOUNDATION, NEWLY PAINTED, CENTRAL VACUUM, CENTRAL AIR CONDITIONING, NEW LIGHTING, PRIVATE DECK, 220v in the garage, and lots of storage. This is not just a home, itâ€™s a luxurious lifestyle.

Built in 2006

Essential Information

MLS® #	A2268678
Price	\$615,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,074
Acres	0.13
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	9 Woodbine Close
Subdivision	Harvest Meadows
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0K5

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Parking Pad, RV Access/Parking, 220 Volt Wiring, Front Drive, Side By Side

of Garages 2

Interior

Interior Features Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Dry Bar, Natural Woodwork, Open Floorplan, Quartz Counters

Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer

Heating In Floor, Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room, Mantle, Raised Hearth, Tile

Has Basement Yes

Basement Full

Exterior

Exterior Features Private Yard, Rain Gutters, Storage

Lot Description Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Irregular Lot, Landscaped, Lawn

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation ICF Block

Additional Information

Date Listed November 11th, 2025

Days on Market 1

Zoning R1M

Listing Details

Listing Office RE/MAX real estate central alberta

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