

# \$569,900 - 13 Murphy Close, Blackfalds

MLS® #A2246315

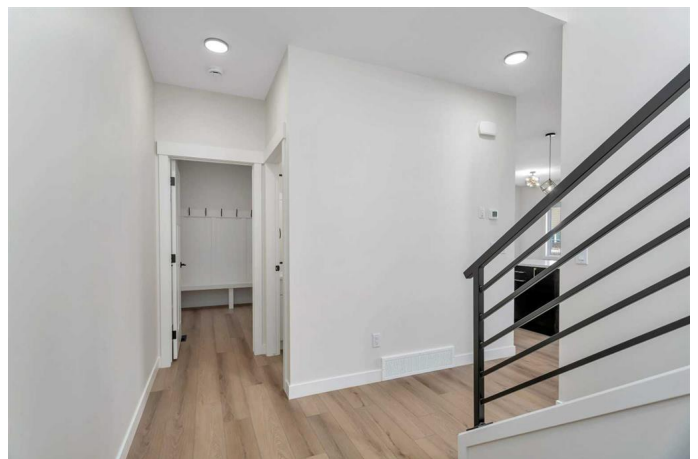
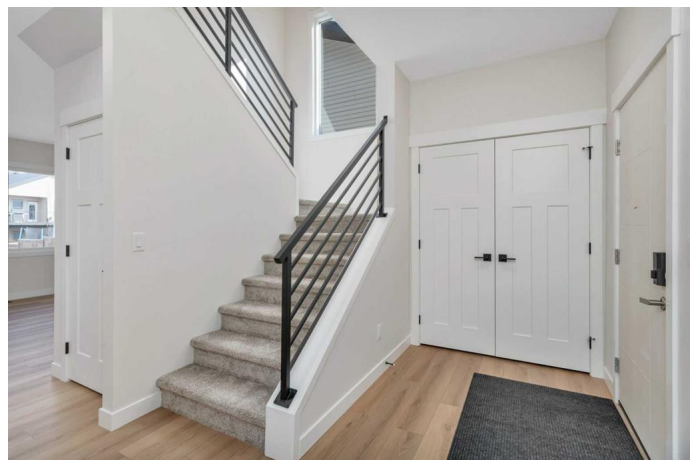
**\$569,900**

3 Bedroom, 3.00 Bathroom, 1,890 sqft

Residential on 0.13 Acres

McKay Ranch, Blackfalds, Alberta

Welcome to 13 Murphy Close, a 1,890 sqft two-storey home built by Manhani Builders, a 5-Star Central Alberta home builder. This home is located in the neighbourhood of McKay Ranch, Blackfalds. Carefully crafted for comfortable living, it boasts a desirable location near trails and parks. The spacious layout and thoughtful design elements create a stylish living experience. Highlights include a walkthrough pantry, second-floor laundry, a large bonus living room, upgraded carpeting, vinyl flooring, and large windows that fill the home with natural light. The kitchen features a mix of painted and stained maple cabinets, quartz countertops, and an upgraded stainless steel appliance package. The primary bedroom offers privacy with a walk-in closet, ensuite, and optional access to the laundry room. The 24x24 garage accommodates two vehicles comfortably, and the exterior blends vinyl, stone, window trims, and wood-grain paneling. Enjoy outdoor spaces with a composite front porch and a 12'x14' treated wood back deck. Additional features include a roughed-in garage heater, roughed-in in-floor heating, and potential for future basement development. A high-efficiency furnace and HRV system ensure clean air and a comfortable temperature throughout the home. Available for quick possession. This home is protected with a certified 10-year Progressive Home Warranty. Welcome to 13 Murphy Close, where comfortable living meets modern charm. (30946450)



Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2246315    |
| Price          | \$569,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,890       |
| Acres          | 0.13        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 13 Murphy Close |
| Subdivision | Mckay Ranch     |
| City        | Blackfalds      |
| County      | Lacombe County  |
| Province    | Alberta         |
| Postal Code | T4M 0H5         |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, High Ceilings, Quartz Counters, See Remarks, Walk-In Closet(s) |
| Appliances        | Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer, Stove(s)           |
| Heating           | Forced Air, Natural Gas, High Efficiency                                          |
| Cooling           | None                                                                              |
| Has Basement      | Yes                                                                               |
| Basement          | Full, Unfinished                                                                  |

**Exterior**

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior Features | None                                           |
| Lot Description   | Back Lane, Back Yard, Front Yard, Interior Lot |
| Roof              | Asphalt Shingle                                |
| Construction      | Vinyl Siding, Stone                            |
| Foundation        | Poured Concrete                                |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 92               |
| Zoning         | R1M              |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Coldwell Banker OnTrack Realty |
|----------------|--------------------------------|

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