

# \$295,000 - 25 Lakeview Close, Blackfalds

MLS® #A2249207

**\$295,000**

3 Bedroom, 2.00 Bathroom, 1,298 sqft

Residential on 0.09 Acres

Laurel, Blackfalds, Alberta

This charming 2-storey semi detached duplex is ideally located on a quiet cul-de-sac in Blackfalds offering the perfect combination of comfort, style & convenience. Boasting thoughtfully design layout, this home features 2 spacious bedrooms, 2 walk-in closets, and a full laundry area included for your ease and connivence. The main level welcomes you with an open concept kitchen and dining area, perfect for entertaining or relaxing with family. Natural light fills the space creating a bright and inviting atmosphere. The kitchen is designed for both functionality and style, offering ample storage and plenty of room to prepare meals. Upstairs, you'll find three generous bedrooms each with its own walk-in closet providing plenty of storage for your wardrobe and personal items. The full bathroom is conveniently located nearby. Step outside to your full fenced backyard, ideal for children, pets, or enjoying a private retreat. The homes location on a quiet cul-de-sac ensure minimal traffic and a safe, peaceful environment. Families will appreciate the proximity to schools making mornings a breeze, walking distance to the Abby Centre, while near by parks, shopping, and local amenities, ensure everything you need is in reach

Built in 1999

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | A2249207               |
| Price          | \$295,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,298                  |
| Acres          | 0.09                   |
| Year Built     | 1999                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 25 Lakeview Close |
| Subdivision | Laurel            |
| City        | Blackfalds        |
| County      | Lacombe County    |
| Province    | Alberta           |
| Postal Code | T0M0J0            |

### Amenities

|                |             |
|----------------|-------------|
| Amenities      | Other       |
| Parking Spaces | 1           |
| Parking        | Parking Pad |

### Interior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Interior Features | Kitchen Island, Storage, Walk-In Closet(s)       |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Central                                          |
| Cooling           | None                                             |
| Has Basement      | Yes                                              |
| Basement          | Full, Unfinished                                 |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Private Yard    |
| Lot Description   | Back Yard       |
| Roof              | Asphalt Shingle |

|              |                 |
|--------------|-----------------|
| Construction | Wood Frame      |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 10                |
| Zoning         | R2                |

**Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | Maxwell Real Estate Solutions Ltd. |
|----------------|------------------------------------|

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