

# \$479,000 - 196 Cedar Square, Blackfalds

MLS® #A2207037

**\$479,000**

3 Bedroom, 2.00 Bathroom, 1,016 sqft

Residential on 0.13 Acres

Cottonwood Estates, Blackfalds, Alberta

Welcome to this well-maintained 3-bedroom, 2-bathroom home, perfectly situated in a prime Blackfalds location! Featuring a spacious 24' x 30' detached garage, ample RV parking, and a fully fenced yard, this property offers the perfect blend of comfort and functionality.

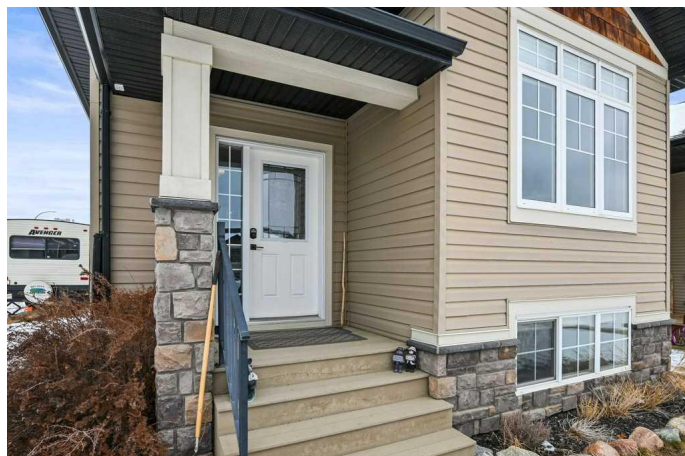
Inside, you'll find a bright and inviting living space with a well-appointed kitchen and dining area, ideal for family gatherings. This unique design features the primary bedroom in the basement as well as a massive walk in closet for all of your storage needs.

Step outside to enjoy the quaint and private backyard—perfect for kids, pets, or summer BBQs. Located just minutes from schools, shopping, and scenic walking trails, this home offers the ultimate combination of small-town charm and modern convenience.

Built in 2013

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2207037  |
| Price          | \$479,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,016     |
| Acres          | 0.13      |
| Year Built     | 2013      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bi-Level    |
| Status   | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 196 Cedar Square   |
| Subdivision | Cottonwood Estates |
| City        | Blackfalds         |
| County      | Lacombe County     |
| Province    | Alberta            |
| Postal Code | T4M 0A4            |

### Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Parking Spaces | 4                                                      |
| Parking        | Double Garage Detached, Parking Pad, RV Access/Parking |
| # of Garages   | 2                                                      |

### Interior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Open Floorplan, Pantry, Master Downstairs, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)                  |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | In Floor Roughed-In, Forced Air, Natural Gas                                                                                        |
| Cooling           | Central Air                                                                                                                         |
| Has Basement      | Yes                                                                                                                                 |
| Basement          | Finished, Full                                                                                                                      |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Storage                                                  |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped |
| Roof              | Asphalt Shingle                                          |
| Construction      | Concrete, Stone, Vinyl Siding                            |
| Foundation        | Poured Concrete                                          |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 1st, 2025 |
| Days on Market | 29              |
| Zoning         | R1              |

**Listing Details**

Listing Office                Royal LePage Network Realty Corp.

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