

# \$364,900 - 4505 Broadway Avenue, Blackfalds

MLS® #A2236886

**\$364,900**

4 Bedroom, 2.00 Bathroom, 1,189 sqft

Residential on 0.22 Acres

Downtown, Blackfalds, Alberta

Have you been searching for a spacious family home under \$375,000? Here you go!! Original owner bungalow on a MASSIVE lot. Move in and enjoy the space, renovate the home, build on this large plot of land – big enough for a multi-family dwelling (pending re-zoning.) Main floor with a large living room and opens to the sunroom and out to the side deck area. Two generous bedrooms and a three piece bath on the main level. Downstairs you will find the family room and another two big bedrooms plus a four piece bathroom. One furnace upgraded in 2024. Roof was done 10 years ago. Fabulous location – walking distance to schools, parks & shopping.

Oversized, heated single garage will keep the snow and rain off your vehicle. Let your imagination run wild because the possibilities are endless!

Built in 1966

## Essential Information

MLS® #	A2236886
Price	\$364,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,189
Acres	0.22
Year Built	1966



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	4505 Broadway Avenue
Subdivision	Downtown
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T0M0J0

### Amenities

Parking Spaces	5
Parking	Additional Parking, Aggregate, Driveway, Single Garage Detached, Drive Through, Gravel Driveway
# of Garages	1

### Interior

Interior Features	Storage
Appliances	Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	City Lot, Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 5th, 2025
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Days on Market	5
Zoning	R1L

## **Listing Details**

Listing Office	RE/MAX real estate central alberta
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