

\$389,900 - 45 Briarwood Crescent, Blackfalds

MLS® #A2216357

\$389,900

4 Bedroom, 3.00 Bathroom, 1,014 sqft

Residential on 0.13 Acres

Briarwood, Blackfalds, Alberta

Charming & Spacious 4-Bedroom Family Home with Heated Garage and RV Parking!

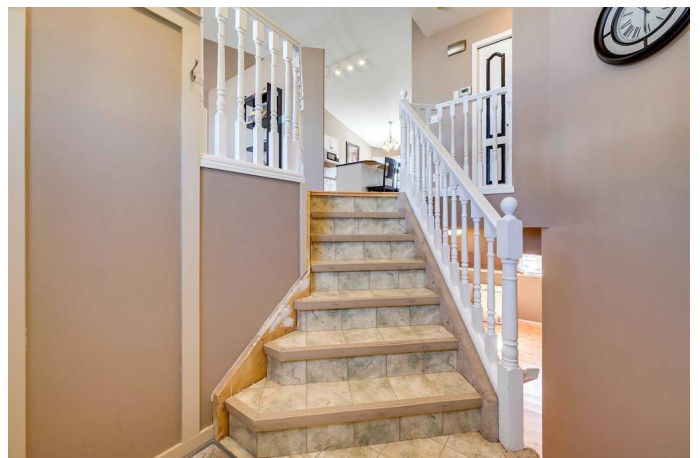
This well-maintained 4-bedroom home is the perfect blend of space, comfort, and functionalityâ€”tailored for everyday family living. Bright and cheerful, the main floor features large windows that fill the space with natural light, creating a warm and inviting atmosphere from the moment you step inside.

The kitchen is the hub of the home, ideal for casual breakfasts, helping with homework at the table, or catching up over coffee. The primary bedroom offers a quiet retreat with its own ensuite and a walk-in closet for added convenience.

Downstairs, the fully finished basement includes two spacious bedrooms and a large family roomâ€”perfect for movie nights, play space, or hosting guests. A partially finished third bathroom adds future value and flexibility with minimal effort.

Step outside to enjoy a fully fenced backyard with a concrete patio and oversized deckâ€”complete with a natural gas BBQ hookup. Itâ€™s a great setup for weekend gatherings or simply unwinding at the end of the day. There's even a perfect spot to enjoy a cozy fire on cooler evenings.

The 23'5" x 25'4" heated detached garage



offers plenty of room for vehicles, storage, or projects, and there's additional space for RV parking too.

Located in a family-friendly neighborhood, you're just steps from beautiful parks, walking paths, and nearby schoolsâ€”making day-to-day life easy and enjoyable.

This home checks all the right boxes for growing families looking for space, comfort, and a community to call home.

Built in 2000

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2216357 |
| Price | \$389,900 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,014 |
| Acres | 0.13 |
| Year Built | 2000 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 45 Briarwood Crescent |
| Subdivision | Briarwood |
| City | Blackfalds |
| County | Lacombe County |
| Province | Alberta |
| Postal Code | T0C0J0 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 2 |
| Parking | Double Garage Detached, Garage Door Opener, Gravel Driveway, |

Heated Garage, Insulated, RV Access/Parking

of Garages 2

Interior

Interior Features Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Irregular Lot

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed April 30th, 2025

Days on Market 15

Zoning R1

Listing Details

Listing Office Royal LePage Network Realty Corp.

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