

\$414,900 - 5208 Lansdowne Avenue, Blackfalds

MLS® #A2231314

\$414,900

4 Bedroom, 2.00 Bathroom, 1,070 sqft

Residential on 0.14 Acres

Briarwood, Blackfalds, Alberta

This stunning 4 Bed plus den, 2 bath home with walkout, 26x28 heated garage & central a/c offers an impressive blend of style, functionality, and comfort. Step inside and be greeted by the warmth of abundant natural light flooding through the vaulted ceilings that elegantly crown the living room and dinette, making it the perfect space for gatherings or quiet evenings at home.

The heart of this home is undoubtedly the spacious kitchen, adorned with rich oak cabinets featuring exquisite crown moldings. Delight in the convenience of a large island equipped with a dishwasher and electric power—perfect for culinary enthusiasts and entertaining guests.

Open the garden door to your own private retreat! The west-facing 10'x12' treated deck invites you to unwind and soak in the breathtaking sunsets, creating a serene backdrop for your outdoor gatherings. Venture downstairs to discover the bathroom featuring a lavish 2-person jet tub, Large family room with walkout to the back yard, bedroom along with a few room that can be a den or made into a bedroom by adding a door.

The property is framed by a beautifully fenced rear yard crafted from pressure-treated lumber, ensuring privacy and security for outdoor play, gardening, or simply enjoying the fresh air.



Lastly, donâ€™t forget the impressive 26'x28' detached garage, providing ample space for vehicles, storage, or creative projects.

Built in 2002

Essential Information

MLS® #	A2231314
Price	\$414,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,070
Acres	0.14
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	5208 Lansdowne Avenue
Subdivision	Briarwood
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T0M 0J0

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Central Vacuum
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Central Air Conditioner
Heating	Forced Air

Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	June 16th, 2025
Days on Market	57
Zoning	R1

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.