

\$469,900 - 193 Westgate Crescent, Blackfalds

MLS® #A2256505

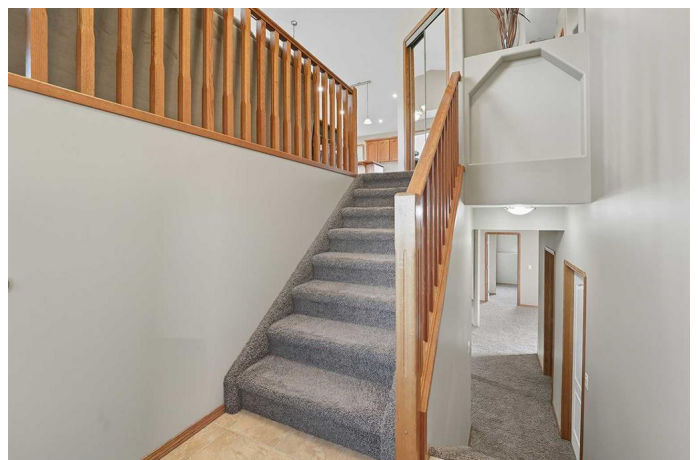
\$469,900

4 Bedroom, 3.00 Bathroom, 1,223 sqft

Residential on 0.18 Acres

Harvest Meadows, Blackfalds, Alberta

Original Owner ~ Immaculate Bi-Level in the growing Town of Blackfalds located on a large lot with an oversized 24x28 HEATED garage PLUS RV Parking! This well designed home boasts four spacious bedrooms and 3 bathrooms with functionality at the forefront. Entertaining is made easy with an open concept main floor featuring vaulted ceilings, a bright living room, large dining space and extremely functional kitchen with a centre island (three drawers), ample counter space and pantry. From the kitchen you can access the covered 10x14 deck (dura-deck) which overlooks the fantastic yard. The main floor is home to two large bedrooms including the primary suite equipped with a 4pc ensuite (jet tub!) and an oversized walk-in closet. The professionally developed basement offers 9 ft ceilings, functional in-floor heat, a gas fireplace, two large bedrooms, a 4pc bathroom and tons of storage space. This is a rare find ~ an oversized attached garage with 10 ft ceilings and 8 ft door with in-floor heat and access to the backyard which features enclosed storage under the deck finished with brick flooring, power & lights! Parking your RV is a breeze with a 20 ft rolling gate AND a 30 amp RV plug. Additional features & upgrades you don't want to miss: hot & cold taps in the garage & in the backyard, Low-E windows throughout, 5x6 wood shed w/ brick floor, HWT replaced in 2021, high end 30 year shingles replaced in 2018 and so much more. This move-in property offers the perfect blend of



comfort and practicality ~ an absolute pleasure to view.

Built in 2004

Essential Information

MLS® #	A2256505
Price	\$469,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,223
Acres	0.18
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	193 Westgate Crescent
Subdivision	Harvest Meadows
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0J9

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Faces Front, Heated Garage, Oversized
# of Garages	2

Interior

Interior Features	Closet Organizers, Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, See Remarks, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings

Heating	In Floor, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	September 10th, 2025
Days on Market	10
Zoning	R1M

Listing Details

Listing Office	Century 21 Maximum
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.