

# \$449,900 - 196 Cedar Square, Blackfalds

MLS® #A2223425

**\$449,900**

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.

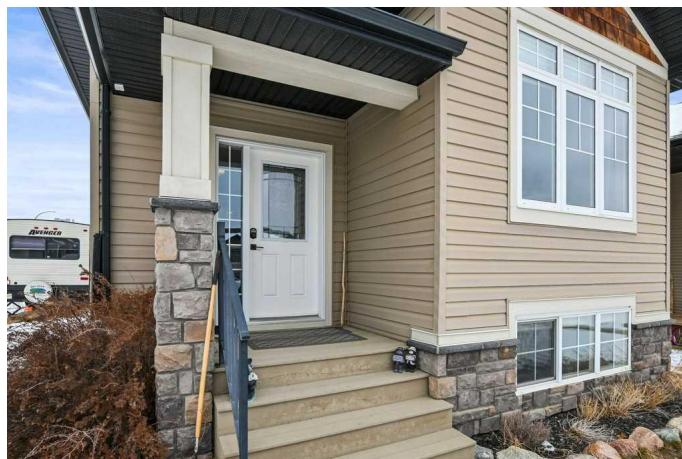
Inside, you'll find a bright and inviting living space with a well-appointed kitchen and dining area, ideal for family gatherings. This unique design features the primary bedroom in the basement as well as a massive walk in closet for all of your storage needs.

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® #	A2223425
Price	\$449,900
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, Vinyl Windows, Walk-In Closet(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings, Central Air Conditioner
Heating	Forced Air, Natural Gas, In Floor Roughed-In
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	May 20th, 2025
Days on Market	16
Zoning	R1

**Listing Details**

Listing Office                Royal LePage Network Realty Corp.

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