

# \$379,900 - 239 Cedar Square, Blackfalds

MLS® #A2245678

**\$379,900**

2 Bedroom, 2.00 Bathroom, 1,235 sqft

Residential on 0.09 Acres

Cottonwood Estates, Blackfalds, Alberta

IMMEDIATE POSSESSION AVAILABLE ~ FULLY DEVELOPED 2 BEDROOM, 2 BATH MODIFIED BI-LEVEL ~ ATTACHED GARAGE ~ New Furnace, hot water tank, flooring and paint throughout ~ 11' x 12' covered front veranda welcomes you and leads to a spacious foyer with a walk in coat closet and convenient access to the attached garage ~ Open concept main floor layout is complemented by large south facing windows and vinyl plank flooring that create a feeling of spaciousness ~ The kitchen offers a functional layout with plenty of dark stained oak cabinets, ample counter space including an island with a raised eating bar and a granite composite sink, full tile backsplash, and a walk in corner pantry ~ easily host large gatherings in the dining room with garden door access to the two tiered deck and backyard ~ 2 piece main floor bathroom ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture, has dual closets, and a cheater door to the oversized 4 piece bathroom ~ Second bedroom is also a generous size with ample closet space ~ Laundry is conveniently located on the upper level in it's own room ~ The fully developed basement with large above grade windows offers a large family room, tons of storage space, and roughed in plumbing for a full bathroom ~ 24' L x 14'6" W attached garage is insulated and finished with drywall plus a large driveway ~ The sunny south facing backyard is fully fenced with no neighbours behind, has a



two tiered deck with storage space below,  
mature trees and a fire pit ~ excellent location,  
close to parks, playgrounds, walking trails,  
schools, shopping, dining and all other  
amenities ~ Immediate possession and move  
in ready!

Built in 2010

### **Essential Information**

|                |                                 |
|----------------|---------------------------------|
| MLS® #         | A2245678                        |
| Price          | \$379,900                       |
| Bedrooms       | 2                               |
| Bathrooms      | 2.00                            |
| Full Baths     | 1                               |
| Half Baths     | 1                               |
| Square Footage | 1,235                           |
| Acres          | 0.09                            |
| Year Built     | 2010                            |
| Type           | Residential                     |
| Sub-Type       | Semi Detached                   |
| Style          | Side by Side, Modified Bi-Level |
| Status         | Active                          |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 239 Cedar Square   |
| Subdivision | Cottonwood Estates |
| City        | Blackfalds         |
| County      | Lacombe County     |
| Province    | Alberta            |
| Postal Code | T4M 0A1            |

### **Amenities**

|                |                                              |
|----------------|----------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected |
| Parking Spaces | 2                                            |
| Parking        | Off Street, Single Garage Attached           |
| # of Garages   | 1                                            |

### **Interior**

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows                         |
| Appliances        | Dishwasher, Microwave, Refrigerator, See Remarks, Stove(s), ENERGY STAR Qualified Dishwasher |
| Heating           | Forced Air, Natural Gas                                                                      |
| Cooling           | None                                                                                         |
| Has Basement      | Yes                                                                                          |
| Basement          | Finished, Full                                                                               |

## Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Private Entrance, Private Yard, Storage                               |
| Lot Description   | Back Yard, Front Yard, Landscaped, No Neighbours Behind, Rectangular Lot, Treed |
| Roof              | Asphalt Shingle                                                                 |
| Construction      | Vinyl Siding, Wood Frame                                                        |
| Foundation        | Poured Concrete                                                                 |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 4th, 2025 |
| Days on Market | 16               |
| Zoning         | R2               |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | Lime Green Realty Central |
|----------------|---------------------------|

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.