

# \$259,900 - 5201 Wilson Street, Blackfalds

MLS® #A2225844

## \$259,900

2 Bedroom, 1.00 Bathroom, 816 sqft

Residential on 0.16 Acres

Downtown, Blackfalds, Alberta

RENOVATED BUNGALOW ~ LARGE CORNER LOT WITH MATURE TREES & A WEST FACING BACKYARD ~ GATED RV PARKING + REAR PARKING PAD ~ Recent updates include; hot water tank (2023), paint, deck, fence, trailer gate ~ Mature trees offer eye catching curb appeal ~ The living room is a generous size and features a large picture window that overlooks the front yard and allows for plenty of natural light ~ The updated kitchen offers an abundance of two toned cabinets, quartz countertops, full subway tile backsplash, large window above the sink overlooking the backyard and opens to a dining space ~ Just off the kitchen is a spacious mud room with garden door access to the deck, and has conveniently located laundry ~ The primary bedroom can easily accommodate a king size bed and offers ample closet space ~ Second bedroom is also a generous size ~ 4 piece main bathroom has an updated vanity, quartz countertops, subway tile backsplash and tub surround, and an extra deep soaker tub ~ Crawl space offers tons of storage ~ The sunny west facing backyard is fully fenced with back alley access, landscaped, has a fire pit, large shed with an overhead door, tons of grassy yard space, and gated RV parking ~ Rear parking pad offers additional off street parking with tons of street parking on the side and front ~ Excellent location, steps to multiple parks, playgrounds, spray park, schools, newly built multiplex, shopping, restaurants and all other amenities.



Built in 1958

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2225844    |
| Price          | \$259,900   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 816         |
| Acres          | 0.16        |
| Year Built     | 1958        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 5201 Wilson Street |
| Subdivision | Downtown           |
| City        | Blackfalds         |
| County      | Lacombe County     |
| Province    | Alberta            |
| Postal Code | T0M 0J0            |

## Amenities

|                |  |
|----------------|--|
| Utilities      | Electricity Connected, Natural Gas Connected   |
| Parking Spaces | 4  |
| Parking        | Alley Access, Off Street, Parking Pad, RV Access/Parking, Gated, Rear Drive, See Remarks |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Closet Organizers, Storage, Vinyl Windows                    |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, See Remarks |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Electric, Living Room   |

|              |                          |
|--------------|--------------------------|
| Has Basement | Yes                      |
| Basement     | Crawl Space, See Remarks |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Entrance, Private Yard, Storage, Dog Run                                       |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Many Trees, Rectangular Lot |
| Roof              | Asphalt Shingle  |
| Construction      | Stucco   |
| Foundation        | Combination  |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 18             |
| Zoning         | R1L            |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Lime Green Realty Inc. |
|----------------|------------------------|

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