

# \$495,000 - 38 Woodbine Avenue Nw, Blackfalds

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MLS® #A2247904

**\$495,000**

4 Bedroom, 3.00 Bathroom, 1,322 sqft

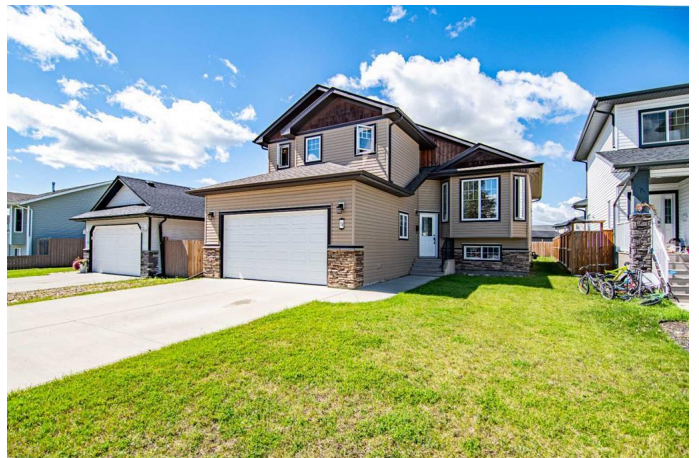
Residential on 0.11 Acres

Harvest Meadows, Blackfalds, Alberta

Your next chapter starts here with this charming 4-bed, 3-bath bi-level home in Blackfalds. This beautifully maintained 1,322 sq ft residence features timeless oak trim and blends classic charm with modern convenience. Vaulted ceilings and an open-concept layout create a seamless flow between the kitchen, living room, and dining area, ideal for entertaining or relaxing family evenings. Natural light enhances the warm wood accents and welcoming atmosphere. With 4 bedrooms and 3 full bathrooms, there's ample space for families, guests, or a dedicated home office. The bi-level design provides both privacy and functionality throughout the home. Heated floors in the basement and garage offer comfort during Alberta winters, whether you're working in the garage or unwinding downstairs. The garage is wired for 220V and heated, ensuring year-round usability and workshop potential. Smart storage solutions and a thoughtful layout provide room to grow. The backyard is a blank canvas ready for your vision, whether it's a garden, play area, or outdoor entertaining space, the potential is yours to shape. Located in a quiet, friendly neighborhood with easy access to nearby schools, playgrounds, and scenic walking paths, this home offers the perfect balance of tranquility and convenience.

Built in 2014

## Essential Information



MLS® #	A2247904
Price	\$495,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,322
Acres	0.11
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

### Community Information

Address	38 Woodbine Avenue Nw
Subdivision	Harvest Meadows
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M0J4

### Amenities

Parking Spaces	4
Parking	220 Volt Wiring, Concrete Driveway, Double Garage Attached, Heated Garage
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Kitchen Island, Laminate Counters, Open Floorplan, Pantry
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplaces	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Dog Run, Storage
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Lot Description	Back Lane, Back Yard, Dog Run Fenced In, Front Yard
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 18th, 2025
Days on Market	6
Zoning	R1M

### **Listing Details**

Listing Office	Coldwell Banker OnTrack Realty
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