

# \$474,900 - 25 Laurel Close, Blackfalds

MLS® #A2198336

**\$474,900**

4 Bedroom, 3.00 Bathroom, 1,382 sqft  
Residential on 0.20 Acres

Laurel, Blackfalds, Alberta

This home offers the perfect blend of style, space, and convenience! Nestled in a quiet cul-de-sac, this beautifully updated bungalow offers over 2,600 square feet of bright, and thoughtfully designed open living space on a large pie-shaped lot with RV parking. The home features soaring vaulted ceilings and expansive windows fill the main floor with natural light, creating an airy and welcoming ambiance. The cozy living room, anchored by a gas fireplace and rich dark oak hardwood, flows seamlessly into the beautifully updated kitchen—featuring granite countertops, a stylish tile backsplash, newer stainless steel appliances, and generous pantry storage. The serene primary suite boasts a walk-in closet and a refreshed ensuite, while a second bedroom and a spa-inspired bath with a luxurious 6â€™™ soaker tub complete the main level. A convenient laundry space with built-in cabinetry adds to the homeâ€™™s effortless charm. Designed for both comfort and entertaining, the basement features in-floor heating, a spacious family room with a full wet bar, a second gas fireplace, and an included pool table. A dedicated media/theatre room with surround sound and projector offers the perfect space for movie and family nights. Two additional bedrooms and a well-appointed bath complete this inviting lower level. Outside, the beautifully landscaped south-facing yard is a retreat, featuring a large Duradek-covered deck, aluminum railings, and an RV pad with a rolling gate. The heated and finished 24x26



garage offers dual floor drains and hot/cold water taps for added convenience. This home has been extensively updated with elegant touches, including an induction/convection stove, a 5-stage reverse osmosis system, upgraded sinks and faucets, refreshed flooring and tile work, central A/C, and more. This exceptional home blends charm, elegance, and comfort, offering the perfect setting for family living and entertaining. It provides both style and functionality in a perfect family-friendly locationâ€™donâ€™t miss your chance to see it!

Built in 2000

### **Essential Information**

MLS® #	A2198336
Price	\$474,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,382
Acres	0.20
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	25 Laurel Close
Subdivision	Laurel
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T0M 0J0

### **Amenities**

Parking Spaces	4
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Parking Alley Access, Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated Garage, Oversized

# of Garages 2

### **Interior**

Interior Features Breakfast Bar, Built-in Features, Granite Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings

Heating In Floor, Floor Furnace, Forced Air, Hot Water, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Basement, Family Room, Gas, Living Room

Has Basement Yes

Basement Finished, Full

### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Pie Shaped Lot, Private

Roof Asphalt Shingle

Construction Brick, Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed March 3rd, 2025

Days on Market 11

Zoning R1L

### **Listing Details**

Listing Office Coldwell Banker Ontrack Realty

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