

\$469,900 - 4713 Westbrooke Road, Blackfalds

MLS® #A2245336

\$469,900

3 Bedroom, 2.00 Bathroom, 1,097 sqft

Residential on 0.14 Acres

Valley Ridge, Blackfalds, Alberta

Originally custom-built, this raised bungalow offers warmth, functionality, and thoughtful upgrades throughout. A covered front porch welcomes you to the tiled foyer, opening into a bright, open-concept main floor with hardwood flooring through the kitchen, dining, and living areas.

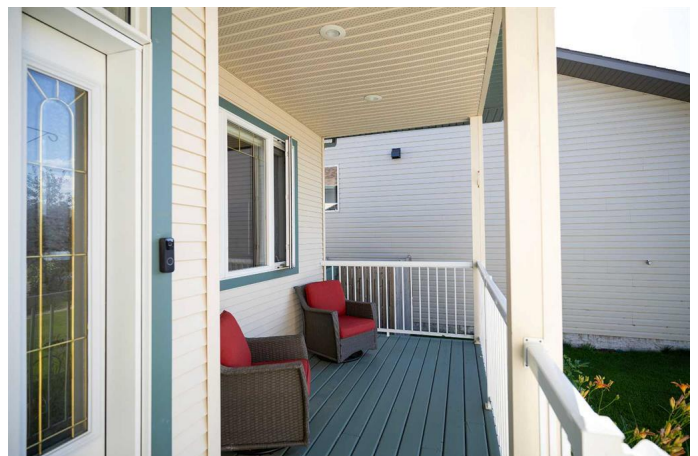
The kitchen features red oak cabinetry with crown moulding, a central island with pot drawers, stainless steel appliances including a gas stove, and a corner walk-in pantry with a decorative glass door. Patio doors off the dining area lead to a south-facing, partially covered deck with a gas line for your BBQ—overlooking a beautifully landscaped backyard with fire pit and gated RV parking.

Main floor highlights include a second bedroom, a full 4-piece bathroom, and a spacious primary suite, plus a laundry room with upper cabinets and access to the heated double garage.

The fully finished basement features a large family room with projector and wired speaker setup, a third bedroom, a 3-piece bathroom, and ample storage. In addition, the basement is plumbed for in floor heat.

Built in 2006

Essential Information



MLS® #	A2245336
Price	\$469,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,097
Acres	0.14
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	4713 Westbrooke Road
Subdivision	Valley Ridge
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0K4

Amenities

Parking Spaces	6
Parking	Double Garage Attached, Off Street, RV Access/Parking
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Sump Pump(s)
Appliances	Dishwasher, Garage Control(s), Gas Stove, Gas Water Heater, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Fire Pit, Garden, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle

Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 1st, 2025
Days on Market	30
Zoning	R1M

Listing Details

Listing Office	Century 21 Maximum
----------------	--------------------

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.