

\$474,900 - 72 Almond Crescent, Blackfalds

MLS® #E4458514

\$474,900

3 Bedroom, 2.50 Bathroom, 1,301 sqft

Single Family on 0.00 Acres

None, Blackfalds, AB

Welcome to this beautifully maintained ORIGINAL-OWNER HOME, where pride of ownership shines throughout. Nestled on a QUIET CRESCENT, it features a charming front porch and LOW MAINTENANCE LANDSCAPING for effortless curb appeal. Inside, enjoy 3 spacious bedrooms and 3 bathrooms, offering comfort and functionality for everyday living. A true standout is the INSULATED, DRYWALLED and HEATED OVERSIZED HOBBY GARAGE, boasting upgraded electrical and HIGH GARAGE CEILINGS perfect for car enthusiasts, hobbyists, or a versatile workspace. Every detail has been thoughtfully cared for, making this home move-in ready and an exceptional opportunity in a sought-after location close to schools, shopping, nature walking paths and community centres! A beautiful home for the perfect family, or an opportunity to utilize the large garage space personally and generate income from the residence!

Built in 2015

Essential Information

MLS® #	E4458514
Price	\$474,900
Lease Rate	\$10
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,301
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	72 Almond Crescent
Area	Blackfalds
Subdivision	None
City	Blackfalds
County	ALBERTA
Province	AB
Postal Code	T4M 0J6

Amenities

Amenities	On Street Parking, Deck, Front Porch, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Extra
Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Freestanding
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
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Exterior Features	Back Lane, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 19th, 2025
Days on Market	30
Zoning	Zone 80

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Listing information last updated on October 19th, 2025 at 11:32am MDT