

\$439,900 - 113 Portway Close, Blackfalds

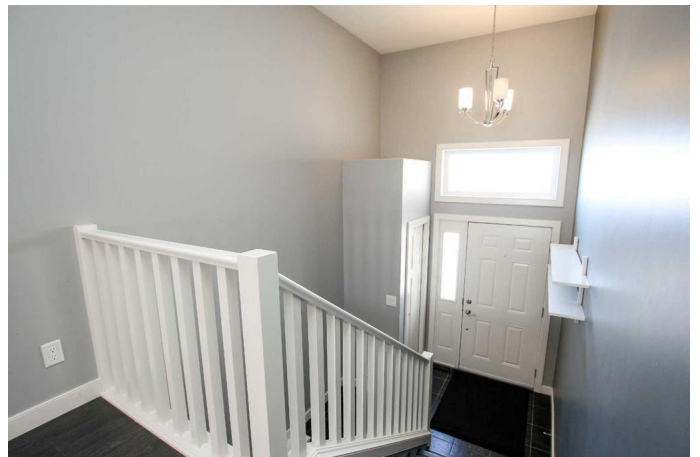
MLS® #A2194466

\$439,900

3 Bedroom, 3.00 Bathroom, 1,275 sqft
Residential on 0.13 Acres

Panorama Estates, Blackfalds, Alberta

FULLY DEVELOPED 3 BED, 3 BATH
BI-LEVEL ~ WALK UP BASEMENT WITH A
SEPARATE ENTRANCE ~ LOADED WITH
UPGRADES ~ Covered front veranda
welcomes you and leads to the foyer ~ Open
concept main floor layout complemented by 9'
ceilings creating a feeling of spaciousness ~
The spacious living room features recessed
lighting and opens to the dining room with
garden door access to the two tiered deck and
backyard ~ the stunning kitchen offers an
abundance of white cabinetry loaded with pull
out drawers, ample counter space including a
peninsula with an eating bar, full tile
backsplash, window above the sink, walk in
pantry with floor to ceiling shelving and
upgraded stainless steel appliances including
a gas range and an oversized commercial
style fridge ~ The primary bedroom can easily
accommodate a king bed plus multiple pieces
of furniture, has large windows offering tons of
natural light, walk in closet with built in
organizers, and a 3 piece ensuite with a walk
in shower ~ Additional main floor bedroom is
also a generous size and can easily
accommodate a king bed and furniture ~ 4
piece main bathroom ~ 3rd main floor
bedroom converted to second laundry room
and features front load laundry pair, a folding
counter and built in cabinets with additional
storage/flex space ~ Illegally suited basement
has large above grade windows and a
separate entrance ~ The kitchen features
plenty of white shaker style cabinets, stone



counters, stainless steel appliances and opens to an eating area ~ Hot tub space (with proper humidity controls for indoors) ~ The huge living room has a west facing window that overlooks the front yard and features a cozy gas fireplace ~ Large bedroom with ample closet space ~ 3 piece bathroom with a walk in shower ~ In suite laundry ~ Central air conditioning ~ The backyard is landscaped, has a shed for storage, fire pit area and is fully fenced with back alley access ~ Large rear parking pad with room for at least two vehicles or future garage development ~ Excellent location; tucking in a close and walking distance to all amenities, steps to walking trails, parks and playgrounds ~ Seller is offering \$2000 credit towards paint.

Built in 2013

Essential Information

MLS® #	A2194466
Price	\$439,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,275
Acres	0.13
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	113 Portway Close
Subdivision	Panorama Estates
City	Blackfalds
County	Lacombe County
Province	Alberta

Postal Code T4M 0G7

Amenities

Utilities Electricity Connected, Natural Gas Connected

Parking Spaces 2

Parking Alley Access, Parking Pad

Interior

Interior Features Closet Organizers, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Separate Entrance, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s), Breakfast Bar

Appliances Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Washer, Window Coverings, See Remarks, Stove(s)

Heating In Floor Roughed-In, Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Mantle, Family Room

Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed February 14th, 2025

Days on Market 26

Zoning R1S

Listing Details

Listing Office Lime Green Realty Inc.

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