

\$394,900 - 17 Cedar Crescent, Blackfalds

MLS® #A2253462

\$394,900

4 Bedroom, 2.00 Bathroom, 935 sqft

Residential on 0.11 Acres

Cottonwood Estates, Blackfalds, Alberta

SELLERS MOTIVATED & QUICK POSSESSION AVAILABLE Pride of ownership shines here! This immaculate fully finished bi-level has been beautifully maintained and is move-in ready. Freshly painted throughout, this home offers comfort, style, and functionality from top to bottom. The main floor features a spacious living room with newer carpet, alongside a bright kitchen and dining area finished with vinyl plank flooring. The kitchen is equipped with brand-new appliances (2025), a raised eating bar, and a double sink, with direct access through the garden door to the covered back deck—perfect for year-round enjoyment. The fully fenced yard includes a storage shed and cozy fire pit area. Also on the main level are two bedrooms and a 4-piece bathroom. The lower level is fully finished with large windows that keep it bright and welcoming. Enjoy a generous family room, laundry space, two additional bedrooms, and another full 4-piece bathroom. Additional highlights include rough-in for in-floor heat in the basement, storage under the deck, and a high-efficiency furnace.

Conveniently located close to schools, dining, and amenities, this home is the complete package—immaculate inside and out, and ready for its new owners!

Built in 2012

Essential Information



MLS® #	A2253462
Price	\$394,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	935
Acres	0.11
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	17 Cedar Crescent
Subdivision	Cottonwood Estates
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0A2

Amenities

Parking	None
---------	------

Interior

Interior Features	Breakfast Bar, Laminate Counters, Pantry, Vaulted Ceiling(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	In Floor Roughed-In, Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Storage
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 2nd, 2025
Days on Market	52
Zoning	R1S

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.