$348,750 - 282 Westridge Drive, Blackfalds

MLS® #A2212597

$348,750

3 Bedroom, 2.00 Bathroom, 1,030 sqft
Residential on 0.12 Acres

Harvest Meadows, Blackfalds, Alberta

This fully finished bi-level in Blackfalds is packed with potential and perfectly positioned for a smart investment or a first-time buyer looking to build equity. Backing onto a peaceful park reserve with no neighbours to the north, you'll enjoy views of mature trees and a scenic pond right from your backyard. With 1,030 sq ft on the main level and a finished basement, this home offers a bright, open-concept layout featuring vaulted ceilings and a west-facing kitchen and dinette that opens to a spacious 12x18 deck with enclosed storage belowâ€”ideal for entertaining or relaxing on warm summer nights. Hardwood floors run through the main level, and the kitchen includes plenty of counter space, European-style cabinetry, and loads of natural light. There are 3 bedrooms and 2 baths, with the option to create a 4th bedroom downstairs by simply adding a wall in the games roomâ€”without sacrificing family room space. The lower levelâ€™s L-shaped layout offers tons of flexibility for a rec area or home office. Outside, you'll find a private fenced yard with plenty of room for kids, pets, or future garage development, plus the back alley is set up for easy RV, trailer, or boat parking. While the home will require a bit of investment and some elbow grease to shine it up to its former selfâ€”it's a fantastic opportunity to own a rare lot and build equity in a family-friendly neighbourhood close to trails, parks, and all amenities.

Built in 1995

Essential Information

MLS® #	A2212597
Price	$348,750
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,030
Acres	0.12
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	282 Westridge Drive
Subdivision	Harvest Meadows
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T0M 0J0

Amenities

Parking Spaces	4
Parking	Alley Access, Off Street, Parking Pad
Waterfront	Pond

Interior

Interior Features	Closet Organizers
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Storage

Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Landscaped, Lawn, Level, Creek/River/Stream/Pond
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 17th, 2025
Days on Market	15
Zoning	R1M

Listing Details

Listing Office	Greater Property Group

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