

# \$259,900 - 5201 Wilson Street, Blackfalds

MLS® #A2225844

**\$259,900**

2 Bedroom, 1.00 Bathroom, 816 sqft

Residential on 0.16 Acres

Downtown, Blackfalds, Alberta

RENOVATED BUNGALOW ~ LARGE CORNER LOT WITH MATURE TREES & A WEST FACING BACKYARD ~ GATED RV PARKING + REAR PARKING PAD ~ Recent updates include; hot water tank (2023), paint, deck, fence, trailer gate ~ Mature trees offer eye catching curb appeal ~ The living room is a generous size and features a large picture window that overlooks the front yard and allows for plenty of natural light ~ The updated kitchen offers an abundance of two toned cabinets, quartz countertops, full subway tile backsplash, large window above the sink overlooking the backyard and opens to a dining space ~ Just off the kitchen is a spacious mud room with garden door access to the deck, and has conveniently located laundry ~ The primary bedroom can easily accommodate a king size bed and offers ample closet space ~ Second bedroom is also a generous size ~ 4 piece main bathroom has an updated vanity, quartz countertops, subway tile backsplash and tub surround, and an extra deep soaker tub ~ Crawl space offers tons of storage ~ The sunny west facing backyard is fully fenced with back alley access, landscaped, has a fire pit, large shed with an overhead door, tons of grassy yard space, and gated RV parking ~ Rear parking pad offers additional off street parking with tons of street parking on the side and front ~ Excellent location, steps to multiple parks, playgrounds, spray park, schools, newly built multiplex, shopping, restaurants and all other amenities.



Built in 1958

## Essential Information

MLS® #	A2225844
Price	\$259,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	816
Acres	0.16
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	5201 Wilson Street
Subdivision	Downtown
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T0M 0J0

## Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	4
Parking	Alley Access, Off Street, Parking Pad, RV Access/Parking, Gated, Rear Drive, See Remarks

## Interior

Interior Features	Built-in Features, Closet Organizers, Storage, Vinyl Windows
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room

Has Basement	Yes
Basement	Crawl Space, See Remarks

### **Exterior**

Exterior Features	Private Entrance, Private Yard, Storage, Dog Run
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Many Trees, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Combination

### **Additional Information**

Date Listed	May 29th, 2025
Days on Market	19
Zoning	R1L

### **Listing Details**

Listing Office	Lime Green Realty Inc.
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.