

# \$395,911 - 45 Coachman Way, Blackfalds

MLS® #A2263259

## \$395,911

4 Bedroom, 2.00 Bathroom, 1,038 sqft

Residential on 0.10 Acres

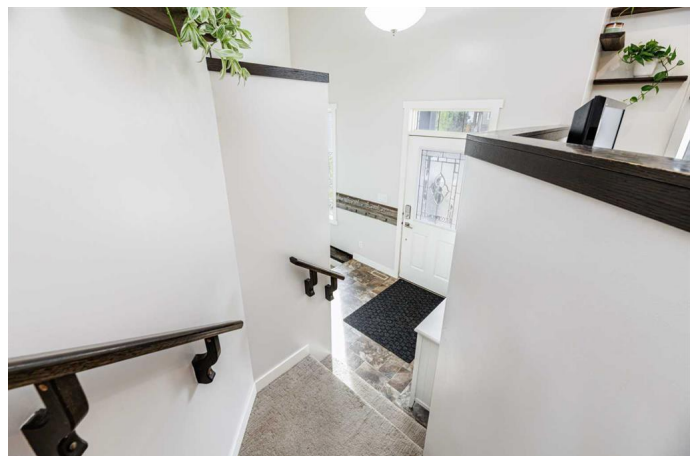
Cottonwood Estates, Blackfalds, Alberta

This inviting bilevel home is the perfect blend of function and location! Offering 4 bedrooms, 2 full bathrooms (including a private 4 piece ensuite in the primary), and an open floor plan designed for modern living, it checks all the boxes. Kitchen has a garden door leading to the East facing backyard. Warm and inviting, with a mix of laminate flooring and carpet. The full basement (with just the ceiling that awaits your finishing touch) provides a spacious family area plus a rough-in for an additional bathroom, giving you room to grow. Step outside to the fully fenced yard, with an upper and lower deck ,landscaped and ready for summer fun with the kids or family pets, even adequate space for garden beds with rear parking for 2 vehicles. There is even a possibility for RV parking or building a detached garage. Ideally situated close to the new school, nearby parks, and local amenities, while keeping your commute simple with quick access to Hwy 2A and Hwy 2. A wonderful home in a family-friendly location awaits you and your family!

Built in 2014

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2263259  |
| Price     | \$395,911 |
| Bedrooms  | 4         |
| Bathrooms | 2.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Square Footage | 1,038       |
| Acres          | 0.10        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 45 Coachman Way    |
| Subdivision | Cottonwood Estates |
| City        | Blackfalds         |
| County      | Lacombe County     |
| Province    | Alberta            |
| Postal Code | T4M 0A5            |

### Amenities

|         |            |
|---------|------------|
| Parking | Off Street |
|---------|------------|

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Closet Organizers, Open Floorplan          |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                    |
| Cooling           | None                                                                       |
| Has Basement      | Yes                                                                        |
| Basement          | Full, Partially Finished                                                   |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Other                           |
| Lot Description   | Back Lane, Back Yard, City Lot  |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 7                 |

Zoning                      R1S

**Listing Details**

Listing Office              CIR Realty

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