

# \$379,900 - 22 Woodbine Avenue, Blackfalds

MLS® #A2265599

**\$379,900**

5 Bedroom, 2.00 Bathroom, 1,060 sqft

Residential on 0.11 Acres

Harvest Meadows, Blackfalds, Alberta

This inviting 5-bedroom, 2-bathroom bi-level home is perfect for families seeking space, comfort, and value. The moment you step inside, you'll appreciate the vaulted ceilings and bright open layout that make the home feel airy and spacious. The main floor features new laminate flooring, along with fresh paint in select areas, giving the home a clean and modern touch. With three bedrooms on the main level and two more downstairs, there's room for everyone—whether you need space for family, guests, or a home office. Outside, enjoy a good-sized, fully fenced backyard, ideal for kids, pets, and outdoor gatherings, plus off-street parking for added convenience. Thoughtfully maintained and move-in ready, this charming property combines modern updates with a functional floor plan in a quiet, family-friendly neighborhood.

Built in 2007

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2265599  |
| Price          | \$379,900 |
| Bedrooms       | 5         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,060     |
| Acres          | 0.11      |
| Year Built     | 2007      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bi-Level    |
| Status   | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 22 Woodbine Avenue |
| Subdivision | Harvest Meadows    |
| City        | Blackfalds         |
| County      | Lacombe County     |
| Province    | Alberta            |
| Postal Code | T4M 0K5            |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Vaulted Ceiling(s)                                                 |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                            |
| Cooling           | None                                                               |
| Has Basement      | Yes                                                                |
| Basement          | Full                                                               |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Fire Pit                         |
| Lot Description   | Back Lane, Back Yard, Front Yard |
| Roof              | Asphalt Shingle                  |
| Construction      | Wood Frame                       |
| Foundation        | Poured Concrete                  |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 21st, 2025 |
| Days on Market | 12                 |
| Zoning         | R1M                |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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