

# \$298,000 - 10 Crimson Court, Blackfalds

MLS® #A2242176

**\$298,000**

3 Bedroom, 2.00 Bathroom, 704 sqft

Residential on 0.06 Acres

Cottonwood Estates, Blackfalds, Alberta

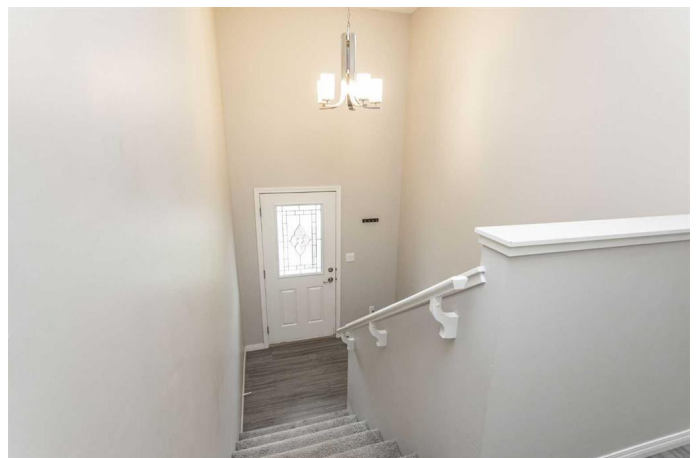
NO CONDO FEES | UNDER 300k |

LOCATION | This fully developed bi-level townhouse in Blackfalds is the only active home under 300k with 0 CONDO FEES!!!

Offering over 1400 sq. ft. of living space with 3 bedrooms, 2 bathrooms, and two separate living rooms. Ideal for families, first-time buyers or even investors looking to grow their portfolio. The main level features an OPEN CONCEPT layout with a bright kitchen, dining area, and living room, all finished with Vinyl flooring. You'll also find one spacious bedroom and a full 4-piece bathroom upstairs. The kitchen comes equipped with STAINLESS STEEL APPLIANCES: stove, fridge, dishwasher, and microwave. Downstairs, you'll discover two more bedrooms, another 4-piece bathroom, an additional living room/family room, and a fully ENCLOSED LAUNDRY. Carpet recently steam cleaned and upgraded VINYL FLOORING in 1 bedroom. The exterior is LOW MAINTENANCE, with a landscaped front and back yard, vinyl fencing, and a deck leading to a gravel parking pad for 2 vehicles. Located near the following: Grocery stores, gas stations, dining out, a minute from HIGHWAY 2A and easy connector to Highway 2. Floor plan available in photos. Don't miss out... homes like this are going fast!

Built in 2013

## Essential Information



MLS® #	A2242176
Price	\$298,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	704
Acres	0.06
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	Bi-Level
Status	Active

### **Community Information**

Address	10 Crimson Court
Subdivision	Cottonwood Estates
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0A6

### **Amenities**

Parking Spaces	2
Parking	Parking Pad

### **Interior**

Interior Features	Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

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

**Additional Information**

Date Listed	July 25th, 2025
Days on Market	4
Zoning	R2

**Listing Details**

Listing Office	Royal LePage Network Realty Corp.
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