

# \$294,900 - 4812 Lorne Avenue, Blackfalds

MLS® #A2213695

## \$294,900

3 Bedroom, 2.00 Bathroom, 807 sqft  
Residential on 0.21 Acres

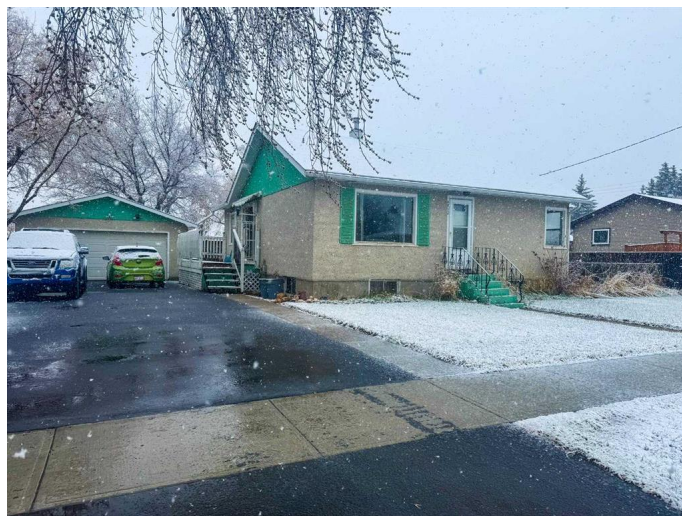
Downtown, Blackfalds, Alberta

Tucked away in the growing community of Blackfalds, just 19 minutes from the city of Red Deer, this charming bungalow offers the perfect balance of small-town comfort and easy access to city conveniences. Ideally situated close to local stores, playgrounds, and downtown amenities, the home welcomes you with a sense of peace and practicality. Inside, the main floor features two comfortable bedrooms and a recently renovated three-piece bathroom, designed with thoughtful updates. The basement offers an additional bedroom and its own three-piece shower, providing flexibility for guests, family, or extra living space. A double detached garage and an asphalt driveway add to the home's functionality, while the 2023 installation of a leaf filter system shows attention to long-term upkeep and care.

Built in 1960

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2213695  |
| Price          | \$294,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 807       |
| Acres          | 0.21      |
| Year Built     | 1960      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4812 Lorne Avenue |
| Subdivision | Downtown          |
| City        | Blackfalds        |
| County      | Lacombe County    |
| Province    | Alberta           |
| Postal Code | T0M0J0            |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Bookcases                                                                  |
| 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 | Covered Courtyard                |
| Lot Description   | Back Lane, Back Yard, Front Yard |
| Roof              | Asphalt Shingle                  |
| Construction      | Stucco, Wood Frame, Wood Siding  |
| Foundation        | Block                            |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 22nd, 2025 |
| Days on Market | 8                |
| Zoning         | R1               |

### Listing Details

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