

# \$449,000 - 50 Cedar Square, Blackfalds

MLS® #A2248262

**\$449,000**

4 Bedroom, 3.00 Bathroom, 1,031 sqft

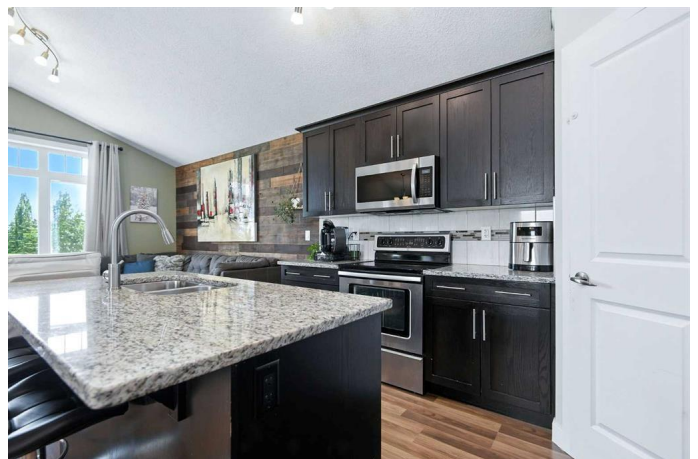
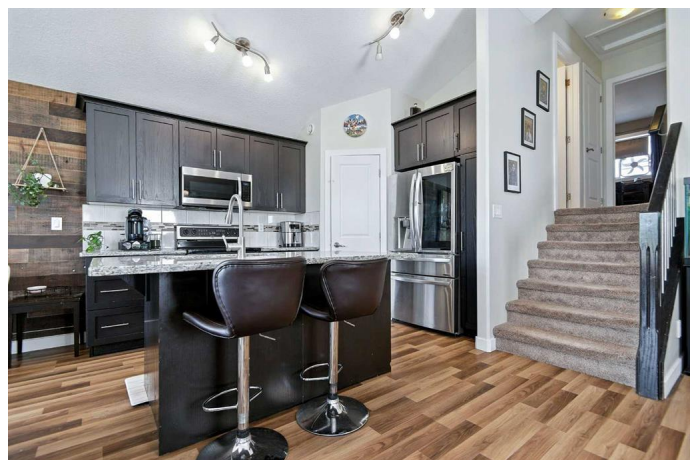
Residential on 0.10 Acres

Cottonwood Estates, Blackfalds, Alberta

Welcome to this 2012 4-level split located on a quiet street in the heart of Blackfalds, overlooking the park and Cottonwood Ball Diamond. With greenspace views right out your front window and the school just half a block away, this home is perfect for young families looking for small-town charm with easy access to Red Deer.

Step inside to a clean, bright, open-concept main floor where the kitchen, dining, and living areas blend seamlessly—ideal for everyday living and entertaining. Upstairs, you’ll find a spacious primary bedroom with an adjoining ensuite featuring a large walk-in shower, plus another bedroom and full bathroom. The lower levels offer even more space with a family room, two additional bedrooms, a half bathroom, laundry/utility room and a versatile bonus room that works perfectly as an office, gym, or den.

Recent upgrades include a new, heated 24x24 double detached garage—fully insulated with built-in workbench and shelving. Fresh paint throughout the home in 2024, as well as, SMART home features and switches. The low-maintenance backyard is a private retreat with a 12x30 multi-level composite deck, built-in 6-person hot tub and 12 foot free standing umbrella. Thoughtfully landscaped with colorful, low-maintenance gardens and producing apple and cherry trees, this property offers beauty without the upkeep.



With park views, modern comfort, and a location that blends convenience with community, this Blackfalds home is a rare find.

Built in 2012

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2248262      |
| Price          | \$449,000     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,031         |
| Acres          | 0.10          |
| Year Built     | 2012          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 50 Cedar Square    |
| Subdivision | Cottonwood Estates |
| City        | Blackfalds         |
| County      | Lacombe County     |
| Province    | Alberta            |
| Postal Code | T4M 0A1            |

**Amenities**

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

**Interior**

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Jetted Tub, Kitchen Island, Pantry, Quartz Counters, Sump Pump(s), Vinyl Windows, Smart Home |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator,                                                |

|                 |                                       |
|-----------------|---------------------------------------|
|                 | Washer/Dryer                          |
| Heating         | Fireplace(s), Forced Air, Natural Gas |
| Cooling         | None                                  |
| Fireplace       | Yes                                   |
| # of Fireplaces | 1                                     |
| Fireplaces      | Electric                              |
| Has Basement    | Yes                                   |
| Basement        | Finished, Full                        |

## Exterior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard                                                                 |
| Lot Description   | Back Lane, Back Yard, Fruit Trees/Shrub(s), Garden, Low Maintenance Landscape, Views |
| Roof              | Asphalt Shingle                                                                      |
| Construction      | Vinyl Siding                                                                         |
| Foundation        | Poured Concrete                                                                      |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 20                |
| Zoning         | R1S               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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