

# \$589,900 - 13 Chinook Street, Blackfalds

MLS® #A2238163

**\$589,900**

5 Bedroom, 5.00 Bathroom, 2,303 sqft

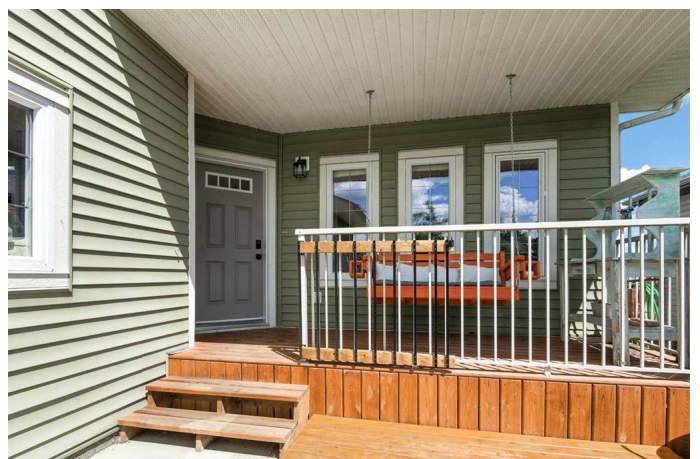
Residential on 0.14 Acres

Cottonwood Meadows, Blackfalds, Alberta

Fully Finished 2 Storey with Walkout Basement & Two Garages located on a quiet close in Blackfalds. From the covered front porch with swing, step into the bright & open main floor where you will find modern paint colors and plenty of windows providing an abundance of natural light. The kitchen / dining area boasts stainless appliances, full tile backsplash, large island with eating bar, and a corner pantry. From dining room is access to the upper deck with stairs down to the fully fenced & landscaped backyard. The main floor is complete with a living room & cozy gas fireplace, an office (or flex room), 2-pc bathroom, laundry room, and access to the front attached heated double garage.

Upstairs you will find 4 Bedrooms + Large Bonus Room. The spacious master bedroom features a walk-in closet and 4-pc ensuite. An additional 3 good size bedrooms, large bonus room, a 4-pc bathroom complete the second floor.

The walkout basement is fully developed with an illegal suite that includes in-floor heat and a kitchen with stainless appliances (fridge, stove & microwave), full tile backsplash, & wall pantry. The basement is complete with a large family room, 2-pc bathroom, 2nd laundry room (washer + dryer), 5th bedroom with a walk-in closet & 3-pc ensuite, and understairs storage. From the basement garden doors is access to the backyard that features a covered deck with hot tub and the detached heated single car garage (11' x 19').



Recent Updates: paint, new lighting fixtures throughout, garage heater (front attached), kitchen appliances (main floor), 2-in-1 washer + dryer (main floor), washer + dryer (basement)

This perfect family home is located in a quiet close, near to playgrounds, schools, shopping and easy access to HWY 2.

Built in 2012

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2238163    |
| Price          | \$589,900   |
| Bedrooms       | 5           |
| Bathrooms      | 5.00        |
| Full Baths     | 3           |
| Half Baths     | 2           |
| Square Footage | 2,303       |
| Acres          | 0.14        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 13 Chinook Street  |
| Subdivision | Cottonwood Meadows |
| City        | Blackfalds         |
| County      | Lacombe County     |
| Province    | Alberta            |
| Postal Code | T4M 0B8            |

### Amenities

|                |                                                                                                |
|----------------|------------------------------------------------------------------------------------------------|
| Parking Spaces | 3                                                                                              |
| Parking        | Double Garage Attached, Heated Garage, Alley Access, Concrete Driveway, Single Garage Detached |
| # of Garages   | 2                                                                                              |

## Interior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Interior Features | Central Vacuum, Pantry, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | See Remarks                                              |
| Heating           | In Floor, Forced Air, Natural Gas                        |
| Cooling           | Central Air                                              |
| Fireplace         | Yes                                                      |
| # of Fireplaces   | 1                                                        |
| Fireplaces        | Gas                                                      |
| Has Basement      | Yes                                                      |
| Basement          | Finished, Full, Suite, Walk-Out                          |

## Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Private Yard                                 |
| Lot Description   | Back Lane, Back Yard, Cul-De-Sac, Landscaped |
| Roof              | Asphalt Shingle                              |
| Construction      | Vinyl Siding, Wood Frame                     |
| Foundation        | Poured Concrete                              |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 8th, 2025 |
| Days on Market | 39             |
| Zoning         | R-1L           |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Maximum |
|----------------|--------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.