

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

MLS® #A2242176

**\$298,000**

3 Bedroom, 2.00 Bathroom, 704 sqft

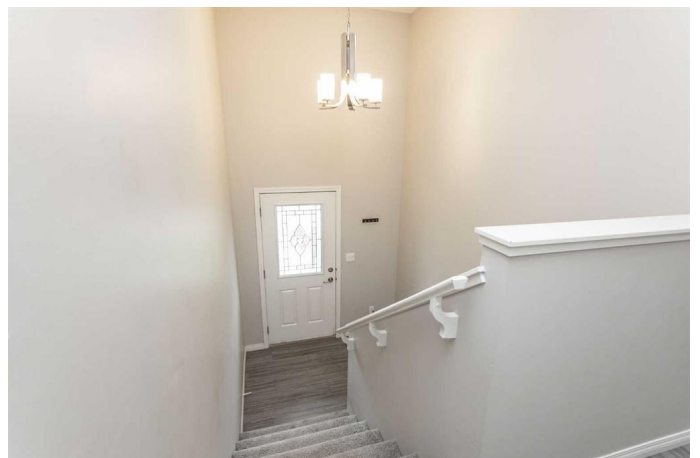
Residential on 0.06 Acres

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 | 8               |
| Zoning         | R2              |

**Listing Details**

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

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