

# \$379,900 - 53 Westglen Boulevard, Blackfalds

MLS® #A2217460

## \$379,900

5 Bedroom, 2.00 Bathroom, 1,022 sqft  
Residential on 0.16 Acres

Harvest Meadows, Blackfalds, Alberta

This fully renovated 5-bedroom, 2-bathroom home is move-in ready and perfect for families or investors alike. Located on a spacious lot with a large yard, there's plenty of room to build a detached garage, park multiple vehicles, RV parking, or simply enjoy the outdoor space. Upstairs features 3 bright bedrooms and a full bathroom, while the fully finished basement offers 2 additional bedrooms, a second full bath, and a spacious family room complete with a cozy gas fireplace—perfect for relaxing or entertaining. Inside, no detail has been overlooked. Renovations include brand-new flooring, fresh paint throughout, updated baseboards, modern countertops, a new kitchen sink and tap, and beautifully repainted cabinetry in a stylish color. Both bathrooms and the entryway feature new tile work, and all kitchen appliances are newer. Outdoor upgrades include a new roof (less than 2 years old), a new side deck, and a brand-new fences within the last 3 years for added privacy and curb appeal.

Built in 1996

### Essential Information

MLS® #	A2217460
Price	\$379,900
Bedrooms	5
Bathrooms	2.00



Full Baths	2
Square Footage	1,022
Acres	0.16
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	53 Westglen Boulevard
Subdivision	Harvest Meadows
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T0M 0J0

### **Amenities**

Parking Spaces	3
Parking	Off Street, RV Access/Parking

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Basement
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## **Additional Information**

Date Listed	May 7th, 2025
Days on Market	40
Zoning	R1M

## **Listing Details**

Listing Office          Royal LePage Network Realty Corp.

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.