

# \$349,900 - 275 Cedar Square, Blackfalds

MLS® #A2240978

**\$349,900**

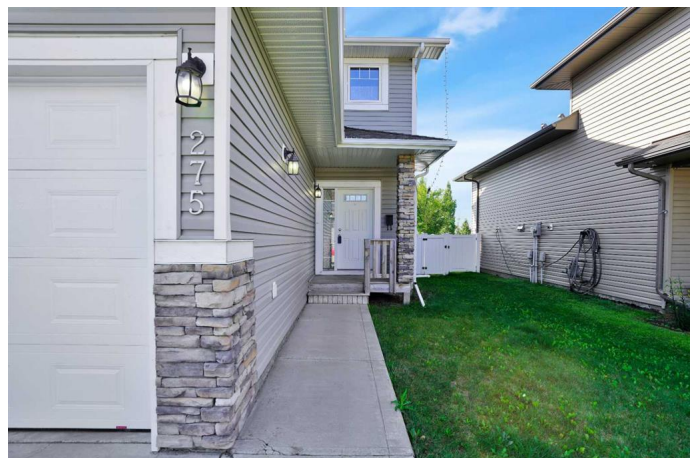
3 Bedroom, 2.00 Bathroom, 1,294 sqft

Residential on 0.08 Acres

Cottonwood Estates, Blackfalds, Alberta

Crisp curb appeal and thoughtful upgrades make this Blackfalds duplex truly shine! With 1,292 sq ft of well-designed space, this two-storey home offers 3 spacious bedrooms, vaulted ceilings, and a bright, open-concept main floor. The kitchen is both stylish and functional, featuring maple cabinetry, a walk-in pantry, crown mouldings, a large island with extended eating bar, and upgraded appliances (fridge, stove, dishwasher included). The vaulted ceiling continues into the living and dining areas, enhancing the open, airy layout. Upstairs, all three bedrooms are generously sized—including a primary with walk-in closet—and the shared 4-piece bath features upgraded tile flooring. Throughout the home, you'll find elevated touches like rounded drywall corners, upgraded baseboards and casing, faux wood blinds, and smart hardware details. The basement includes a 3-piece rough-in for future development potential! Outside, enjoy a fully fenced yard, a 12' x 12' rear deck with gas line (perfect for BBQs!), and front/rear sod already in place. Energy-conscious features include triple-pane low-E argon windows, R50 attic insulation, and a 95% efficient Lennox furnace. The attached single garage is ready for finishing and adds convenience and storage.

Located on a quiet street close to schools, parks, and local amenities—this move-in-ready home blends smart design with long-term value!



Built in 2012

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2240978               |
| Price          | \$349,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,294                  |
| Acres          | 0.08                   |
| Year Built     | 2012                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 275 Cedar Square   |
| Subdivision | Cottonwood Estates |
| City        | Blackfalds         |
| County      | Lacombe County     |
| Province    | Alberta            |
| Postal Code | T4M 0A1            |

## Amenities

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 2                                |
| Parking        | Driveway, Single Garage Attached |
| # of Garages   | 1                                |

## Interior

|                   |                                            |
|-------------------|--------------------------------------------|
| Interior Features | Kitchen Island, Pantry, Vaulted Ceiling(s) |
| Appliances        | See Remarks                                |
| Heating           | Forced Air, Natural Gas                    |
| Cooling           | None                                       |
| Has Basement      | Yes                                        |
| Basement          | Full, Unfinished                           |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Private Yard    |
| Lot Description   | Back Yard       |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 21st, 2025 |
| Days on Market | 12              |
| Zoning         | R2              |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Greater Property Group |
|----------------|------------------------|

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