

# \$229,900 - 57 Leung Place, Blackfalds

MLS® #A2206991

**\$229,900**

3 Bedroom, 2.00 Bathroom, 701 sqft  
Residential on 0.07 Acres

Laurel, Blackfalds, Alberta

Welcome to 57 Leung Place, Blackfalds,  
Alberta

This charming 701 sqft home offers an ideal blend of comfort, convenience, and modern updates, making it the perfect choice for first-time buyers, small families, or anyone seeking a cozy retreat in a thriving community. Located in the heart of Blackfalds, this property boasts 3 well-sized bedrooms, 2 bathrooms, and 2 spacious living areas, providing ample space for relaxation and entertaining.

Freshly painted throughout, the home features brand-new carpet (2025) and updated appliances, ensuring a move-in-ready experience. The upgraded hot water tank provides added peace of mind and efficiency. The open layout flows seamlessly between the living areas, while the large windows allow natural light to fill the home, creating a bright and welcoming atmosphere.

Step outside to enjoy the peaceful surroundings with walking paths just beyond your backyard, providing easy access to outdoor recreation. The location offers proximity to the Abbey Centre, local schools, and other amenities, making it a highly desirable spot for families and professionals alike.

This home is the perfect blend of comfort,



convenience, and modern updates. Don't miss your chance to own this gem in Blackfalds.

Built in 2004

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2206991               |
| Price          | \$229,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 701                    |
| Acres          | 0.07                   |
| Year Built     | 2004                   |
| Type           | Residential            |
| Sub-Type       | Row/Townhouse          |
| Style          | Side by Side, Bi-Level |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 57 Leung Place |
| Subdivision | Laurel         |
| City        | Blackfalds     |
| County      | Lacombe County |
| Province    | Alberta        |
| Postal Code | T0M 0J0        |

### Amenities

|                |              |
|----------------|--------------|
| Amenities      | Snow Removal |
| Parking Spaces | 2            |
| Parking        | Stall        |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, Laminate Counters, No Smoking Home, Storage, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer   |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |

|              |                          |
|--------------|--------------------------|
| Fireplaces   | None                     |
| Has Basement | Yes                      |
| Basement     | Finished, Full, Walk-Out |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Other  |
| Lot Description   | Back Yard, Landscaped, No Neighbours Behind, Sloped Down |
| Roof              | Asphalt Shingle  |
| Construction      | Concrete, Vinyl Siding, Wood Frame                       |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 1st, 2025 |
| Days on Market | 5               |
| Zoning         | R2              |

### **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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