

\$210,000 - A2, 99 Pioneer Way, Blackfalds

MLS® #A2193873

\$210,000

2 Bedroom, 1.00 Bathroom, 937 sqft
Residential on 0.00 Acres

Cottonwood Estates, Blackfalds, Alberta

Turnkey Investment Opportunity in Blackfalds! This well-maintained, tenant-occupied second-floor unit with a ground-level entrance offers an excellent addition to any real estate portfolio. Featuring two spacious bedrooms, a full bathroom, and an open-concept kitchen, dining, and living area, this unit is designed for comfortable, low-maintenance living. The covered balcony provides a quiet outdoor retreat, while the in-suite laundry, private hot water tank, and dedicated furnace add to the convenience and efficiency of the space.

Pride of care and upkeep is evident, with the unit being meticulously maintained over the years. Situated in a prime location near green spaces, walking trails, parks, a skate park, and outdoor hockey rinks, this property benefits from strong community appeal.

For those looking to expand their investment portfolio, this unit presents an ideal opportunity with an established long-term occupant who has treated the property with care and attention. Positioned in a growing community, this is an asset that offers immediate stability and future potential.

Built in 2009

Essential Information

MLS® #	A2193873
Price	\$210,000



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	937
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	A2, 99 Pioneer Way
Subdivision	Cottonwood Estates
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M0C8

Amenities

Amenities	None
Parking Spaces	1
Parking	Parking Lot, Stall

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony, Awning(s)
Lot Description	Backs on to Park/Green Space, Gentle Sloping
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Other
Foundation	Poured Concrete

Additional Information

Date Listed	February 25th, 2025
Days on Market	16
Zoning	R3

Listing Details

Listing Office Royal LePage Network Realty Corp.

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