

# \$679,900 - 70 Palmer Circle, Blackfalds

MLS® #A2206980

**\$679,900**

4 Bedroom, 4.00 Bathroom, 1,607 sqft  
Residential on 0.13 Acres

Panorama Estates, Blackfalds, Alberta

Your BRAND NEW, FULLY DEVELOPED, two-story home awaits at 70 Palmer Circle. Featuring a BUILDER-FINISHED LEGAL SUITE, on a CORNER LOT that offers the perfect blend of space, convenience and income potential, ideal for families or savvy investors! The kitchen is finished with stylish two toned, soft-close cabinetry, quartz counter tops and a bright open floor plan complete with a convenient 2 piece bath right off the entry. Upstairs holds 3 bedrooms, including the primary with a spacious walk-in closet connected to the 3 piece ensuite. Downstairs is the 1 bedroom legal suite featuring its own private side entrance and laundry, modern finishings and high ceilings. This beautiful home is built by Award Winning Abbey Platinum Master Built and is located in the desirable Eastside area of Panorama Estates, away from the regular train and close to all of your shopping needs! Don't miss out on this unique opportunity to live well and invest wisely!

Built in 2024

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2206980  |
| Price      | \$679,900 |
| Bedrooms   | 4         |
| Bathrooms  | 4.00      |
| Full Baths | 3         |



|                |             |
|----------------|-------------|
| Half Baths     | 1           |
| Square Footage | 1,607       |
| Acres          | 0.13        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 70 Palmer Circle |
| Subdivision | Panorama Estates |
| City        | Blackfalds       |
| County      | Lacombe County   |
| Province    | Alberta          |
| Postal Code | T0M 0J2          |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s)                                       |
| Heating           | Forced Air  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Exterior Entry, Finished, Full, Suite   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Lighting, Private Entrance                    |
| Lot Description   | Corner Lot                                    |
| Roof              | Asphalt Shingle                               |
| Construction      | Vinyl Siding, Wood Frame, Silent Floor Joists |
| Foundation        | Poured Concrete                               |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 1st, 2025 |
| Days on Market | 2               |
| Zoning         | R1M             |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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