

# \$384,900 - 45 Pinnacle Close, Blackfalds

MLS® #A2208062

## \$384,900

3 Bedroom, 3.00 Bathroom, 1,205 sqft  
Residential on 0.07 Acres

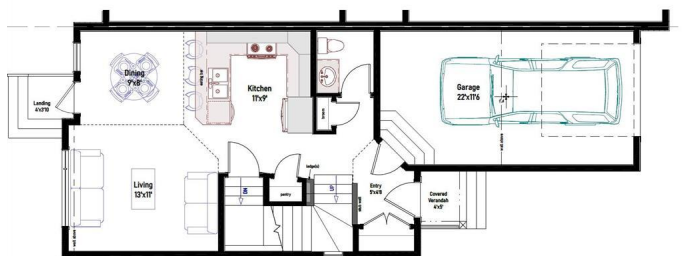
Pinnacle, Blackfalds, Alberta

Quality built by Valley Mountain Homes, these brand new duplexes are located on a close. Excellent floor plan with 1205 sq ft on 2 levels and an attached single garage. The main floor has 9' ceilings with an open style floor plan. The kitchen has flat panel melamine cabinets, full tile backsplash, quartz countertops and comes with the fridge, stove, dishwasher and hood fan. The eating area and living room have nice sized windows. There is a garden door out to the deck that has aluminum railings, vinyl decking and a 6' high dividing fence between the units. There is a 2 pce bath on the main floor. Upstairs has 3 bedrooms, the primary is quite large and it has a 4 pce ensuite & walk in closet. The other 2 bedrooms share a 4 pce bath and there is upper floor laundry for your convenience. The basement is undeveloped. The furnace and hot water tank are high efficient.

Built in 2025

## Essential Information

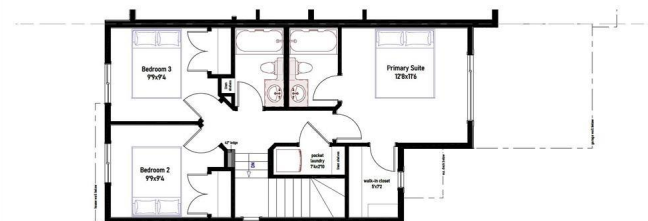
|                |           |
|----------------|-----------|
| MLS® #         | A2208062  |
| Price          | \$384,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,205     |
| Acres          | 0.07      |



UNIT SQFT - MAIN  
575sq ft

## PINNACLE CLOSE blackfalds

TOTAL: 1205 SQ FT



UNIT SQFT - UPPER  
630sq ft

|            |                        |
|------------|------------------------|
| Year Built | 2025                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | 2 Storey, Side by Side |
| Status     | Active                 |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 45 Pinnacle Close |
| Subdivision | Pinnacle          |
| City        | Blackfalds        |
| County      | Lacombe County    |
| Province    | Alberta           |
| Postal Code | T4M 0M3           |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Laminate Counters, Open Floorplan, Quartz Counters, Storage, Vinyl Windows |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s)                                    |
| Heating           | High Efficiency, Forced Air, Natural Gas  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### **Exterior**

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Private Yard             |
| Lot Description   | Pie Shaped Lot           |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 31st, 2025 |
| Days on Market | 7                |
| Zoning         | R2               |

## Listing Details

Listing Office            Century 21 Maximum

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