

# \$489,900 - 19 Copper Street, Blackfalds

MLS® #A2213299

**\$489,900**

5 Bedroom, 3.00 Bathroom, 1,435 sqft  
Residential on 0.12 Acres

Cottonwood Meadows, Blackfalds, Alberta

Visit REALTOR® website for additional information. This legally suited up & down duplex offers the perfect blend of comfort & cash flow! With separate entrances, soundproofing between units, & full-sized kitchens with pantries plus laundry in each suite, this is a smart investment for homeowners & investors alike. The bright main level features an open-concept layout with a sliding glass door to the deck & 3 beds, including a primary suite with private 3-piece ensuite plus an additional 4 pc bath. Downstairs, the 2-bedroom lower unit boasts cozy in-floor heating plus 9 foot ceilings, a 4-piece bath, & the same airy, open feel. Set on a quiet street next to a green space & open field, this property also offers ample rear parking & is walking distance to a local schoolâ€”making it ideal for families & tenants alike.

Built in 2014

## Essential Information

MLS® #	A2213299
Price	\$489,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,435
Acres	0.12
Year Built	2014



Type	Residential
Sub-Type	Duplex
Style	Bi-Level, Up/Down
Status	Active

### **Community Information**

Address	19 Copper Street
Subdivision	Cottonwood Meadows
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T0M 0J0

### **Amenities**

Parking Spaces	6
Parking	Parking Pad, RV Access/Parking

### **Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Laminate Counters, Open Floorplan, Pantry, See Remarks, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Jetted Tub
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, See Remarks, Washer/Dryer
Heating	In Floor, Forced Air
Cooling	None
Fireplaces	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Rain Gutters
Lot Description	Back Lane, Cul-De-Sac, Front Yard
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 21st, 2025
Days on Market	41
Zoning	R-1M

# Listing Details

Listing Office                      PG Direct Realty Ltd.

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