

\$399,900 - 136 Briarwood Crescent, Blackfalds

MLS® #A2259941

\$399,900

4 Bedroom, 2.00 Bathroom, 921 sqft

Residential on 0.12 Acres

Briarwood, Blackfalds, Alberta

Charming 4 Bedroom, 2 Bathroom Bi-Level Home with Detached Double Garage!
This beautifully maintained home features a bright and inviting main floor with a cozy living room, spacious kitchen with updated appliances and island, plus two generous bedrooms. The lower level offers a large rec room, two more bedrooms, a 3-piece bathroom, and plenty of storage. Enjoy a fully fenced backyard with a deck, cherry trees, RV parking, and back alley access. Additional upgrades include new shingles (2019), a newer furnace, central vac, and an insulated double garage with 220v power. Perfect blend of comfort, space, and value

Built in 1999

Essential Information

MLS® #	A2259941
Price	\$399,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	921
Acres	0.12
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active



Community Information

Address	136 Briarwood Crescent
Subdivision	Briarwood
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T0M 0J0

Amenities

Parking Spaces	2
Parking	Double Garage Detached, RV Access/Parking
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, No Smoking Home, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	September 26th, 2025
Days on Market	24
Zoning	R1M

Listing Details

Listing Office	Royal LePage Network Realty Corp.
----------------	-----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.