

# \$643,900 - 22 Palmer Circle, Blackfalds

MLS® #A2196581

**\$643,900**

4 Bedroom, 4.00 Bathroom, 1,813 sqft  
Residential on 0.09 Acres

Panorama Estates, Blackfalds, Alberta

On an excellent quiet location in Blackfalds sits this brand new Abbey Platinum Master Built home with a legal basement suite. Abbey Platinum is an award winning prestigious builder. The home is a spacious 1800 sq foot fully finished 2 storey home with 3 bedrooms up and an upper bonus room. Excellent open floor plan with the stylish kitchen looking onto the great room and dining area. The dining area leads out to the deck and good sized yard. The upper level offers 3 bedrooms including the primary suite with a walk in closet and an ensuite. The large bonus/ flex room is the ideal space for a family room/ kids playroom/ exercise area or music room. There is laundry conveniently located on the upper level. Because it's a legally suited property you'll be able to use the basement income to qualify for the mortgage on this beautiful property. A new up to date suite should attract a quality tenant. The suite is an open style plan with a great room, kitchen, & 1 bedroom one bath. The home includes kitchen appliances both up and down and the suite has its own laundry area. Join the latest trend of wise home ownership with sweet monthly suite income.

Built in 2024

## Essential Information

MLS® #	A2196581
Price	\$643,900



Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,813
Acres	0.09
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	22 Palmer Circle
Subdivision	Panorama Estates
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0N7

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Off Street
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, Range
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Suite

### **Exterior**

Exterior Features	None
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame

Foundation            Poured Concrete

### **Additional Information**

Date Listed            February 23rd, 2025

Days on Market      41

Zoning                 R1M

### **Listing Details**

Listing Office         Century 21 Maximum

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