

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

MLS® #A2208062

**\$384,900**

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

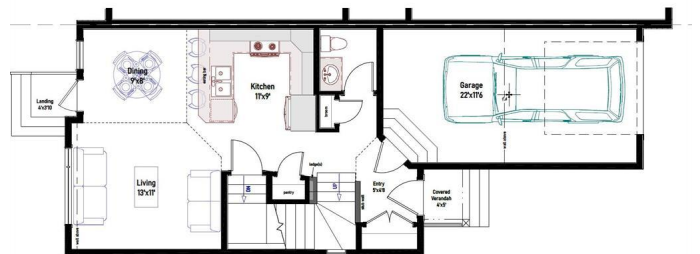
Pinnacle, Blackfalds, Alberta

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	10
Zoning	R2

## Listing Details

Listing Office            Century 21 Maximum

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.