

\$595,000 - 42 Falcon Drive, New Sarepta

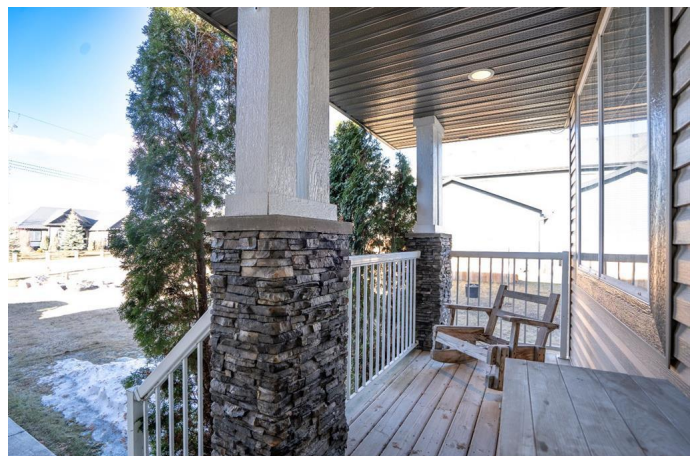
MLS® #A2209500

\$595,000

5 Bedroom, 3.00 Bathroom, 1,431 sqft
Residential on 0.39 Acres

New Sarepta, New Sarepta, Alberta

WELCOME TO ALBERTA! From the beautiful Falcon Drive in New Sarepta comes a fabulous open concept bungalow featuring 5 bedrooms, 3 bathrooms, high ceilings and premium finishes. They've cracked the code with the layout keeping it warm and inviting, whilst providing lots of room for a large group of people at over 1400 square feet on the main floor alone. The covered front porch is iconic and may become one of your favourite spots to hang out. Front entry makes a statement with its grand stairwell and foyer. The Kitchen is premier, tons of counter space, stainless appliances and both an island and a peninsula breakfast bar. A gas fireplace in the living room lends atmosphere to the whole space and a dining room table looks upon the back deck which looks upon your big backyard, trees and green space. The Master features that same view through the back window and a four piece ensuite. two more bedrooms and a 4 piece main floor bathroom complete the main floor. Downstairs are two large bedrooms, mostly finished, and another 4 piece bathroom. The utility room services look great, which you'd expect from a 2008 home, and the family room is sectioned into a gym and what was to become a separate living space for a roommate. Realizing the next owner may prefer to just have a bigger family room, the drywall was left off for now to make for easy finishing, or removal depending on the next owners plans. Finally, the coup de grace, The Garage is gear head heaven at 36



feet wide, essentially an oversized triple attached, heated with automatic doors, overhead heater and floor drains. The pictures outline how a car lift fits easily in here and still leaves room for three more vehicles plus the workbenches.. have mercy! Out back are two rock solid work sheds, one even has a loft because there's no point in going halfway. Asphalt driveway and cool neighbours finish this property off. New Sarepta is a lovely town with schools, some basic amenities and just a beautiful proximity to Edmonton & Leduc. Only 25 minutes to the corner of the city, you can work there and still give your family the small town raising that kids deserve.

Built in 2008

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2209500 |
| Price | \$595,000 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,431 |
| Acres | 0.39 |
| Year Built | 2008 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 42 Falcon Drive |
| Subdivision | New Sarepta |
| City | New Sarepta |
| County | Leduc County |
| Province | Alberta |
| Postal Code | T0B 3M0 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 12 |
| Parking | Driveway, Garage Door Opener, Heated Garage, Insulated, Oversized, Parking Pad, Triple Garage Attached, 220 Volt Wiring, Asphalt, Garage Faces Front |
| # of Garages | 3 |

Interior

| | |
|-------------------|--|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry |
| Appliances | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas Log |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|--|
| Exterior Features | Other |
| Lot Description | Back Yard, Backs on to Park/Green Space, Lawn, Level, No Neighbours Behind, Street Lighting, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Concrete, Vinyl Siding, Wood Frame, Mixed |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 14th, 2025 |
| Days on Market | 7 |
| Zoning | Residential |

Listing Details

| | |
|----------------|---------------------|
| Listing Office | Alberta Realty Inc. |
|----------------|---------------------|

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