

# **\$569,900 - 13 Murphy Close, Blackfalds**

MLS® #A2246315

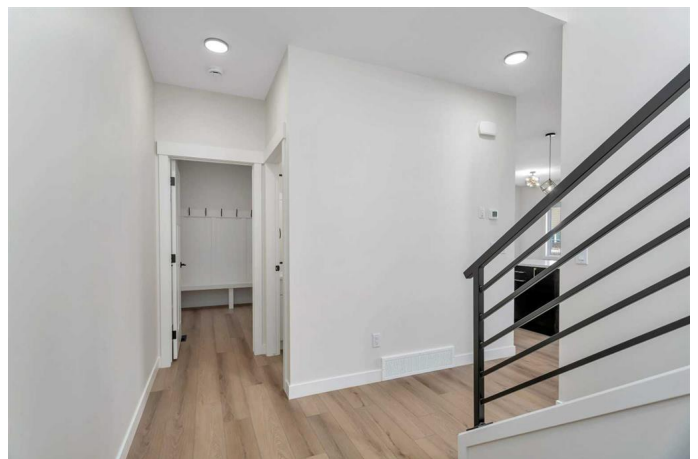
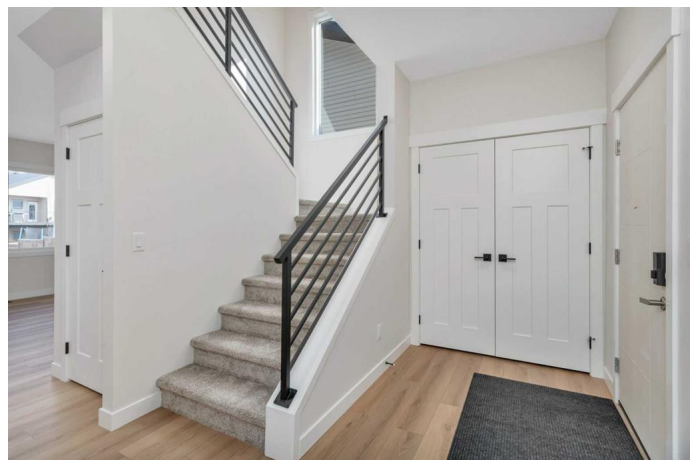
**\$569,900**

3 Bedroom, 3.00 Bathroom, 1,890 sqft

Residential on 0.13 Acres

McKay Ranch, Blackfalds, Alberta

Welcome to 13 Murphy Close, a 1,890 sqft two-storey home built by Manhani Builders, a 5-Star Central Alberta home builder. This home is located in the neighbourhood of McKay Ranch, Blackfalds. Carefully crafted for comfortable living, it boasts a desirable location near trails and parks. The spacious layout and thoughtful design elements create a stylish living experience. Highlights include a walkthrough pantry, second-floor laundry, a large bonus living room, upgraded carpeting, vinyl flooring, and large windows that fill the home with natural light. The kitchen features a mix of painted and stained maple cabinets, quartz countertops, and an upgraded stainless steel appliance package. The primary bedroom offers privacy with a walk-in closet, ensuite, and optional access to the laundry room. The 24x24 garage accommodates two vehicles comfortably, and the exterior blends vinyl, stone, window trims, and wood-grain paneling. Enjoy outdoor spaces with a composite front porch and a 12'x14' treated wood back deck. Additional features include a roughed-in garage heater, roughed-in in-floor heating, and potential for future basement development. A high-efficiency furnace and HRV system ensure clean air and a comfortable temperature throughout the home. Available for quick possession. This home is protected with a certified 10-year Progressive Home Warranty. Welcome to 13 Murphy Close, where comfortable living meets modern charm. (30946450)



Built in 2025

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2246315    |
| Price          | \$569,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,890       |
| Acres          | 0.13        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                 |
|-------------|-----------------|
| Address     | 13 Murphy Close |
| Subdivision | Mckay Ranch     |
| City        | Blackfalds      |
| County      | Lacombe County  |
| Province    | Alberta         |
| Postal Code | T4M 0H5         |

Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

Interior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, High Ceilings, Quartz Counters, See Remarks, Walk-In Closet(s) |
| Appliances        | Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer, Stove(s)           |
| Heating           | Forced Air, Natural Gas, High Efficiency                                          |
| Cooling           | None                                                                              |
| Has Basement      | Yes                                                                               |
| Basement          | Full, Unfinished                                                                  |

**Exterior**

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior Features | None                                           |
| Lot Description   | Back Lane, Back Yard, Front Yard, Interior Lot |
| Roof              | Asphalt Shingle                                |
| Construction      | Vinyl Siding, Stone                            |
| Foundation        | Poured Concrete                                |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 79               |
| Zoning         | R1M              |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Coldwell Banker OnTrack Realty |
|----------------|--------------------------------|

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.