

## \$645,000 - 12 Falcon Drive, New Sarepta

MLS® #E4451212

**\$645,000**

5 Bedroom, 3.00 Bathroom, 1,704 sqft

Single Family on 0.00 Acres

New Sarepta, New Sarepta, AB

This bungalow has over 1700 SQFT above grade, a fully finished basement, and sits on an over 19,000 SQFT lot - truly the perfect in-between of acreage and city living. You also have THE EXTRA DEEP DREAM GARAGE with 1096 SQFT of space, high ceilings, built in cabinets & shelving, floor drains, and more! Inside the home you'll notice all of the custom touches that make this one stand out. Tall ceilings, rich dark cabinets in the kitchen, the sunken living room with a cozy gas fireplace, and the list goes on. The dining space opens up onto the MASSIVE COVERED BACK DECK that has tile floors and amazing views of the open fields behind. The primary suite is an oasis with a walk-in closet, ensuite bath w/ shower & separate tub, and access to the back deck. Two more bedrooms, another full bath, and MAIN FLOOR LAUNDRY complete this level. The basement has two more bedrooms, a full bath, ample storage, wet bar, and a huge rec area! An incredible chance to own on the prestigious Falcon Drive in New Sarepta!

Built in 2008

### Essential Information

MLS® # E4451212

Price \$645,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,704                  |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12 Falcon Drive |
| Area        | New Sarepta     |
| Subdivision | New Sarepta     |
| City        | New Sarepta     |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T0B 3M0         |

### Amenities

|           |                                                                   |
|-----------|-------------------------------------------------------------------|
| Amenities | Deck, Front Porch, Vaulted Ceiling, Wet Bar, Workshop             |
| Parking   | Double Garage Attached, Heated, Insulated, Over Sized, RV Parking |

### Interior

|                   |                                                                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                                |
| Fireplaces        | See Remarks                                                                                                                                                        |
| Stories           | 2                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                |
| Basement          | Full, Finished                                                                                                                                                     |

### Exterior

|                   |             |
|-------------------|-------------|
| Exterior          | Wood, Vinyl |
| Exterior Features | Fenced      |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 5                |
| Zoning         | Zone 80          |

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Listing information last updated on August 9th, 2025 at 9:47pm MDT