# \$340,000 - 5578 Prairie Ridge Avenue, Blackfalds

MLS® #A2207775

### \$340,000

4 Bedroom, 3.00 Bathroom, 1,287 sqft Residential on 0.07 Acres

Panorama Estates, Blackfalds, Alberta

This inviting Blackfalds townhome offers smart, functional living with • NO CONDO FEES •. The east-facing, two-story layout makes great use of space, featuring a bright kitchen with sleek black appliances and plenty of prep space. The adjoining dining and living areas provide a cozy spot for everyday life. Upstairs, three well-sized bedrooms include a primary with a spacious walk-in closet. The west-facing, fully fenced backyard is perfect for evening relaxation, and with a park and playground just across the street, outdoor fun is always nearby. A standout feature of this home is the fully developed basement, completed in early 2024. With a large living area, a comfortable bedroom, a walk-in closet, and a modern bathroom, it's ideal for guests, extended family, or an Airbnb rental. • END UNIT • Recent Updates • Basement fully developed (early 2024) • A/C installed (spring 2024) • New flooring upstairs and in the kitchen (early 2024) • Roof replaced (summer 2024)

Built in 2008

#### **Essential Information**

MLS® # A2207775 Price \$340.000

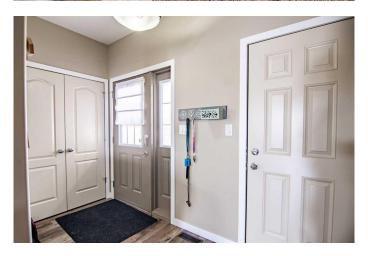
Bedrooms 4

Bathrooms 3.00

Full Baths 2







Half Baths 1

Square Footage 1,287 Acres 0.07

Year Built 2008

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

## **Community Information**

Address 5578 Prairie Ridge Avenue

Subdivision Panorama Estates

City Blackfalds

County Lacombe County

Province Alberta
Postal Code T4M 0C2

#### **Amenities**

Parking Spaces 2

Parking Single Garage Attached

# of Garages 1

#### Interior

Interior Features Closet Organizers, High Ceilings, Laminate Counters, No Smoking

Home, Soaking Tub, Storage

Appliances Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood

Fan, Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air Cooling Central Air

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Yard, City Lot, Front Yard

Roof Asphalt Shingle

Construction Concrete, Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 2nd, 2025

Days on Market 2 Zoning R2

# **Listing Details**

Listing Office Big Earth Realty

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