

\$345,000 - 5646 Prairie Ridge Avenue, Blackfalds

MLS® #A2080785

\$345,000

4 Bedroom, 3.00 Bathroom, 1,004 sqft

Residential on 0.10 Acres

Cottonwood Meadows, Blackfalds, Alberta

Welcome to this move-in ready home with immediate possession available! Conveniently located within walking distance to shopping and one of Blackfalds's many great playgrounds this 4 bedroom, 3 bath bi-level home has so much to offer. Upon entering you'll notice the bright and spacious entry leading you to the open-concept family room with a gas fireplace, dining area and kitchen. The kitchen features stainless steel appliances, a breakfast bar and a pantry. From here, you can also access the lovely covered deck, fenced yard with no neighbours behind, and a shed for storage! On the main floor, you'll also find a large primary bedroom with double closets and an ensuite, one more bedroom and a full bath. On the fully finished lower level are two more good-sized bedrooms, another full bath and a large family room perfect for entertaining, games and toys. This well-maintained home has had only one owner and no pets, plus it has A/C to keep you cool in the summer! Blackfalds is just minutes from Red Deer and Lacombe and offers many family-friendly, award-winning recreational amenities including the Abbey Center (with an outdoor aquatic centre, fitness centre and gymnasium field house), several sports fields, an all-wheels park, spray parks, numerous golf-courses nearby and more. This is a great community to call home!

Built in 2012



Essential Information

MLS® #	A2080785
Price	\$345,000
Sold Price	\$332,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,004
Acres	0.10
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	5646 Prairie Ridge Avenue
Subdivision	Cottonwood Meadows
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0B5

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Closet Organizers, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Brick, Cedar, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2023
Date Sold	October 20th, 2023
Days on Market	31
Zoning	R1S
HOA Fees	0.00

Listing Details

Listing Office	CIR REALTY
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