

\$460,000 - 5661 Prairie Ridge Avenue, Blackfalds

MLS® #A2145781

\$460,000

4 Bedroom, 3.00 Bathroom, 1,295 sqft

Residential on 0.12 Acres

Cottonwood Estates, Blackfalds, Alberta

Step into this stunning former show home, located on a large corner pie lot in the desirable Cottonwood Estates neighborhood. The inviting front covered porch welcomes you into a spacious front entry that seamlessly flows into the open-concept main level. Soaring vaulted ceilings enhance the bright and airy feel of the living space, which includes a dream kitchen featuring a gas stove, pantry, and ample countertops and storage. The main floor offers a luxurious Primary bedroom complete with a 3-piece Ensuite bathroom and a walk-in closet, alongside two additional bedrooms and a 4-piece bathroom. The perfect mudroom, located at the back entry, provides an organized space for everyday essentials.

The fully finished basement is designed for entertainment and comfort, offering a large family/rec room, perfect for hosting guests with a pool table and TV sitting area with an electric fireplace feature. The basement also includes an additional bedroom, a den that can be converted into a 5th bedroom, a beautiful 3-piece bathroom, and a large laundry room with a sink/cabinet. Modern amenities like new in-floor heating and new hot water tank (Both come with transferable Warranty) A new higher efficiency sump pump has been put in (Buyer will need to have it routed outside). The Electric Fireplace and TV wall mount will stay on the wall in the Basement.

Outdoor living is equally impressive with the convenient back deck equipped with a gas line



for BBQs, perfect for summer gatherings. Lots of room for summer activities in the side yard as well. The large detached dream garage comes with extensive shelving for your tools, while the adjacent parking area provides space for an RV or extra vehicles, eliminating the need for street parking. New RPR with this home purchase. The home is conveniently located just a few houses away from a playground, close to schools and shopping. Move in and just enjoy!

Built in 2011

Essential Information

MLS® #	A2145781
Price	\$460,000
Sold Price	\$445,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,295
Acres	0.12
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	5661 Prairie Ridge Avenue
Subdivision	Cottonwood Estates
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0B5

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Off Street, RV Access/Parking

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, No Smoking Home, Pantry, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, RV Hookup, Storage
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 12th, 2024
Date Sold	September 20th, 2024
Days on Market	39
Zoning	R1S
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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