

\$314,900 - 5534 Prairie Ridge Avenue, Blackfalds

MLS® #A2154547

\$314,900

4 Bedroom, 2.00 Bathroom, 1,309 sqft

Residential on 0.08 Acres

Cottonwood Meadows, Blackfalds, Alberta

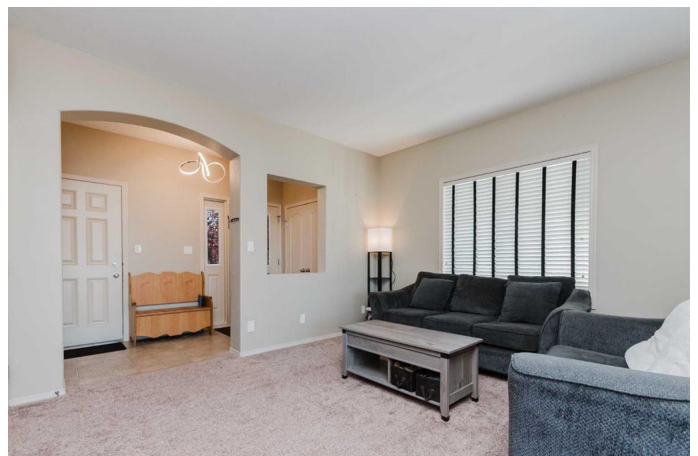
A fully developed end unit townhouse. The front entryway greets you to the open style floor plan. Follow the archway through to the living room that features double windows. Oak kitchen cabinets are complemented by full tile backsplash, crown moldings, a pantry, a corner sink and stainless steel appliances (2+/- years old, wifi stove). The eating area has a patio door to the deck. There are three bedrooms upstairs and a 4 piece bathroom with an extended vanity and a window. The primary bedroom is king sized with a walk in closet with a window. The basement has a family room, a 4th bedroom (no closet), a storage room and rough-in for a future bathroom. The home has a high efficient furnace, the hot water tank was replaced in 2023, a new dryer in 2023, the shingles have just been replaced, and the furnace & ducts just cleaned. The backyard is fully fenced and landscaped. The home backs onto a parking lot that is video monitored which the current owners have appreciated because there are no homes behind them and it is typically quite quiet. A great location within walking distance to the park.

Built in 2008

Essential Information

MLS® # A2154547

Price \$314,900



Sold Price	\$300,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,309
Acres	0.08
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	5534 Prairie Ridge Avenue
Subdivision	Cottonwood Meadows
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0C2

Amenities

Parking Spaces	1
Parking	Single Garage Attached

Interior

Interior Features	Breakfast Bar, Kitchen Island, Pantry
Appliances	Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed August 1st, 2024
Date Sold August 14th, 2024
Days on Market 12
Zoning R2
HOA Fees 0.00

Listing Details

Listing Office Century 21 Maximum

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