\$437,500 - 17 Rolling Hills Ridge, Blackfalds

MLS® #A2200389

\$437,500

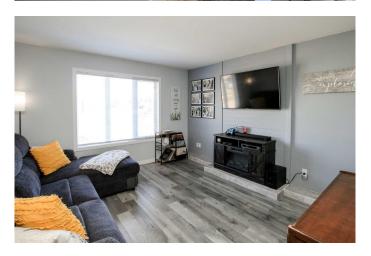
5 Bedroom, 3.00 Bathroom, 1,143 sqft Residential on 0.11 Acres

Rolling Hills, Blackfalds, Alberta

FULLY DEVELOPED RAISED BUNGALOW ~ 5 BEDROOMS, 3 BATHS ~ AIR CONDITIONING ~ ATTACHED HEATED GARAGE WITH STORAGE LOFT ~ Pride of ownership is evident in this well cared for home ~ Large foyer welcomes you and leads to the open concept main living space ~ The living room has a feature wall with an electric fireplace and a large picture window that overlooks the front yard and allows for tons of natural light flow ~ Easily host large gatherings in the spacious dining room with garden door access to the deck and backyard ~ The updated kitchen has a functional layout with ample cabinet and counter space, full tile backsplash, under cabinet lighting, granite sink with a window above and a wall pantry ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture, has a spacious walk in closet and a 4 piece ensuite ~ 2 additional main floor bedrooms are both a generous size and share a 4 piece bathroom ~ The fully finished basement with large above grade windows offers tons of space including a media room with wiring for sound, an oversized 4 piece bathroom with built in shelving, 2 large bedrooms with walk in closets, laundry and space for storage ~ The double attached garage is insulated, finished with drywall, has high ceilings, a large storage loft with a workshop space below, 220V wiring and tons of overhead lighting ~ The backyard is landscaped with newer sod, two tiered deck and is fully fenced with a separate dog run and







back alley access ~ Excellent location, steps to multiple schools, parks, walking trails, shopping and the Abbey Centre.

Built in 2007

Essential Information

MLS® # A2200389

Price \$437,500

Sold Price \$432,500

Bedrooms 5
Bathrooms 3.00
Full Baths 3

Square Footage 1,143
Acres 0.11
Year Built 2007

Type Residential
Sub-Type Detached
Style Bungalow

Status Sold

Community Information

Address 17 Rolling Hills Ridge

Subdivision Rolling Hills
City Blackfalds

County Lacombe County

Province Alberta
Postal Code T0M 0J0

Amenities

Utilities Natural Gas Connected, Electricity Connected

Parking Spaces 4

Parking Double Garage Attached

Interior

Interior Features Bookcases, Chandelier, Closet Organizers, Open Floorplan, Pantry,

Storage, Vinyl Windows, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Microwave,

Refrigerator, See Remarks, Stove(s), Washer/Dryer

Heating Forced Air
Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Electric, Living Room, Raised Hearth

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Entrance, Private Yard

Lot Description Back Lane, Back Yard, Front Yard, Gentle Sloping, Landscaped, Dog

Run Fenced In, Reverse Pie Shaped Lot

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed March 7th, 2025

Date Sold March 26th, 2025

Days on Market 19

Zoning R1M

HOA Fees 0.00

Listing Details

Listing Office Lime Green Realty Inc.

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