# \$614,900 - 46 Vista Close, Blackfalds

MLS® #A2227293

## \$614,900

2 Bedroom, 2.00 Bathroom, 1,297 sqft Residential on 0.11 Acres

Valley Ridge, Blackfalds, Alberta

A brand new Larkaun Home available Right away in desirable Valley Ridge!! The curb appeal is accented by the front attached double car garage & the covered front composite porch. The front entryway greets you with luxury vinyl plank flooring that runs through the main floor. Two toned white & grey, open kitchen with slainless steal appliances, a large island with an eating bar & a walk through pantry. 34' x 12' rear sun deck plus 34' x 12' lower covered deck. Main floor includes home office/den, Relax in the living room next to the linear electric fireplace. The king sized primary bedroom features a large walk in closet & a 4 piece ensuite, drawers, luxury vinyl tile, walk out basement, roughed in floor heating, not completed. Great location in Valley Ridge with close proximity to parks, playground, Schools and the Abbey Centre!! Home will be completed mid December.

Built in 2024

Half Baths

## **Essential Information**

MLS® # A2227293

Price \$614,900

Sold Price \$610,000

Bedrooms 2

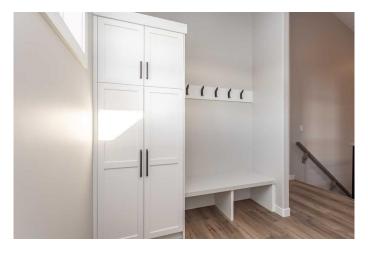
Bathrooms 2.00

Full Baths 1

1







Square Footage 1,297
Acres 0.11
Year Built 2024

Type Residential
Sub-Type Detached
Style Bungalow

Status Sold

## **Community Information**

Address 46 Vista Close
Subdivision Valley Ridge
City Blackfalds

County Lacombe County

Province Alberta
Postal Code T4M 0L3

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

## Interior

Interior Features Kitchen Island, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Vinyl

Windows, Walk-In Closet(s), Pantry

Appliances Dishwasher, Refrigerator, Stove(s)
Heating Forced Air, Natural Gas, Fireplace(s)

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Yard, Rectangular Lot, Cul-De-Sac

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 3rd, 2025

Date Sold June 16th, 2025

Days on Market 13
Zoning R1
HOA Fees 0.00

## **Listing Details**

Listing Office Maxwell Real Estate Solutions Ltd.

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