

5505 Prairie Ridge Avenue
Blackfalds, Alberta

MLS # A2280512



\$244,900

Division:	Cottonwood Estates		
Type:	Residential/Four Plex		
Style:	Bi-Level		
Size:	684 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: NA

Lovely, very well kept 2 bedroom bi-level style townhome in Blackfalds . . . situated in a great area close to playgrounds, shopping, restaurants and schools. NO CONDO FEES! Perfect for those who are starting their journey into home ownership or for investors looking for a great opportunity for an affordable rental. Very well designed unit that flows seamlessly, main has vinyl planking. The main level is bright and open with well placed 2 piece bathroom and closet as soon as you enter main floor. Spacious dining area leads to sweet west facing kitchen that offers plenty of counter space, cabinets and handy closet pantry! Through the rounded archway you will find a nice size living room that is easy to lay out your tv and furniture - making it a great place for everyone to hang out. Plus the added bonus of large east facing window and patio doors to your back deck, making it light and bright. Downstairs offers two generous size bedrooms including primary bedroom with his and her closets. The 4 piece bathroom is lovely with lots of counter space plus soaker tub with shower . Washer and dryer are also located right by the bedrooms for your convenience! Being a bi-level you will find it nice and bright on lower level. The back yard with storage under deck is the perfect place for your morning coffee! Plus fenced for pets and children with two private parking spots behind complete the package . . . with updates in last 5 years you will want to check out this sparkling unit today!