

**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!