

**13 Rolling Hills Ridge
Blackfalds, Alberta**

MLS # A2281719

\$369,900



Division:	Rolling Hills		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,074 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Lawn		

Heating:	Central	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	Window Coverings		

New Roof **New Furnace** **Freshly Painted** Ideally situated near everyday amenities and shopping, this freshly painted bi-level is perfect for those seeking a home that has been cared for from the inside out. The open-concept main floor creates an inviting atmosphere where the sun-filled living room flows naturally into a spacious dining area. In the kitchen, you will find ample counter space and a practical layout that includes a tile backsplash and a window overlooking the sink. The main level is completed by two comfortable bedrooms, including a primary suite with abundant closet space. Efficiency and maintenance have been top priorities for this home, which now boasts a new furnace and a new roof featuring leaf gutter protection to simplify seasonal upkeep. The lower level includes a finished three-piece bathroom and a dedicated laundry room with a sink, while the existing framing allows you to finish a family room and two extra bedrooms quickly. The outdoor space is equally functional, with a partially fenced yard and a shed, all in a prime neighbourhood where playgrounds and the multiplex are just a short walk away.