

\$340,000 - 5578 Prairie Ridge Avenue, Blackfalds

MLS® #A2207775

\$340,000

4 Bedroom, 3.00 Bathroom, 1,287 sqft
Residential on 0.07 Acres

Panorama Estates, Blackfalds, Alberta

This inviting Blackfalds townhome offers smart, functional living with **NO CONDO FEES**. The east-facing, two-story layout makes great use of space, featuring a bright kitchen with sleek black appliances and plenty of prep space. The adjoining dining and living areas provide a cozy spot for everyday life. Upstairs, three well-sized bedrooms include a primary with a spacious walk-in closet. The west-facing, fully fenced backyard is perfect for evening relaxation, and with a park and playground just across the street, outdoor fun is always nearby. A standout feature of this home is the fully developed basement, completed in early 2024. With a large living area, a comfortable bedroom, a walk-in closet, and a modern bathroom, it's ideal for guests, extended family, or an Airbnb rental.

END UNIT Recent Updates
Basement fully developed (early 2024)
A/C installed (spring 2024)
New flooring upstairs and in the kitchen (early 2024)
Roof replaced (summer 2024)

Built in 2008

Essential Information

| | |
|------------|-----------|
| MLS® # | A2207775 |
| Price | \$340,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 2 |



| | |
|----------------|---------------|
| Half Baths | 1 |
| Square Footage | 1,287 |
| Acres | 0.07 |
| Year Built | 2008 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 5578 Prairie Ridge Avenue |
| Subdivision | Panorama Estates |
| City | Blackfalds |
| County | Lacombe County |
| Province | Alberta |
| Postal Code | T4M 0C2 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | Closet Organizers, High Ceilings, Laminate Counters, No Smoking Home, Soaking Tub, Storage |
| Appliances | Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Yard |
| Lot Description | Back Yard, City Lot, Front Yard |
| Roof | Asphalt Shingle |
| Construction | Concrete, Stone, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

Date Listed April 2nd, 2025

Days on Market 2

Zoning R2

Listing Details

Listing Office Big Earth Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.