

# \$454,900 - 5658 Prairie Ridge Avenue, Blackfalds

MLS® #A2212471

**\$454,900**

4 Bedroom, 3.00 Bathroom, 1,232 sqft

Residential on 0.11 Acres

Cottonwood Meadows, Blackfalds, Alberta

This 2012-built bi-level offers 4 bedrooms, 3 bathrooms, and is situated on a fully fenced corner lot with a detached garage. You'll love the hardwood flooring throughout the main level, plus brand new vinyl plank flooring in the basement. Freshly painted throughout with a 2021 hot water tank already in place. The main floor features 3 bedrooms and a bright open layout, while the basement offers a 4th bedroom, office space, and large open area to customize as you like. Laundry is in the basement, but hookups are also available in the upstairs boot room. Plenty of storage throughout—including under the back deck! Located on Prairie Ridge Ave, this home is just a short commute to Red Deer in the growing community of Blackfalds.

Built in 2012

## Essential Information

MLS® #	A2212471
Price	\$454,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,232
Acres	0.11
Year Built	2012
Type	Residential



Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	5658 Prairie Ridge Avenue
Subdivision	Cottonwood Meadows
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M0B5

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, Off Street
# of Garages	2

### Interior

Interior Features	Central Vacuum, Laminate Counters, No Smoking Home, Pantry
Appliances	Dishwasher, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	In Floor, Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Corner Lot, Rectangular Lot
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	April 18th, 2025
Days on Market	2
Zoning	R-1S

### Listing Details

Listing Office	Royal LePage Network Realty Corp.
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