

# \$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), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Garburator |
| 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 | 6                |
| Zoning         | R-1S             |

### **Listing Details**

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

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