

# \$374,900 - 5097 Prairie Ridge Avenue, Blackfalds

MLS® #A2201733

## \$374,900

5 Bedroom, 4.00 Bathroom, 1,414 sqft  
Residential on 0.14 Acres

Panorama Estates, Blackfalds, Alberta

**PRICE ADJUSTMENT! NOW \$374,900!!** This is a unique opportunity - fully developed 5 bed 4 bath home has over 2000 square feet of living space!! This home has a functional layout offering great use of space and lots of natural light plus a large yard for family BBQ's or get togethers. All that and still a spot to park your holiday trailer making packing for trips a breeze and saves a storage fee. This home is ready for your family and will provide a place to make memories for years to come. Some of the many upgrades - 50 year shingles in 2017, AC in 2021 (10 year warranty), all appliances are 2021 or newer, HWT in 2017 as well as attic insulation and a fresh paint job in the basement!! Monthly payments are super affordable at \$1929.86/month with 5% down, 25 year term and 4.29% interest (qualification varies on individual basis). Seller also has extra flooring and paint that will be left with the home as well as the play set and trampoline in back yard.

Built in 2002

## Essential Information

MLS® #	A2201733
Price	\$374,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1



Square Footage	1,414
Acres	0.14
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	5097 Prairie Ridge Avenue
Subdivision	Panorama Estates
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M0E1

### Amenities

Parking Spaces	4
Parking	Off Street, Parking Pad, RV Access/Parking

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Laminate Counters, No Smoking Home, Vinyl Windows, See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other, Playground
Lot Description	Back Lane, Back Yard, Front Yard, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	March 12th, 2025
Days on Market	48

Zoning

R1L

## **Listing Details**

Listing Office

Concept Realty Group Inc.

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