

# \$395,000 - 25 Rolling Hills Close, Blackfalds

MLS® #A2220151

**\$395,000**

2 Bedroom, 3.00 Bathroom, 1,118 sqft

Residential on 0.13 Acres

Rolling Hills, Blackfalds, Alberta

Located in a peaceful close in Blackfalds, this fully developed 3-bedroom, 2-bathroom bi-level offers excellent value with a functional layout and great curb appeal. The main floor features a bright living area, spacious kitchen and dining space, and two bedrooms, while the lower level includes a third bedroom, full bath, and a large family room—perfect for additional living space or entertaining.

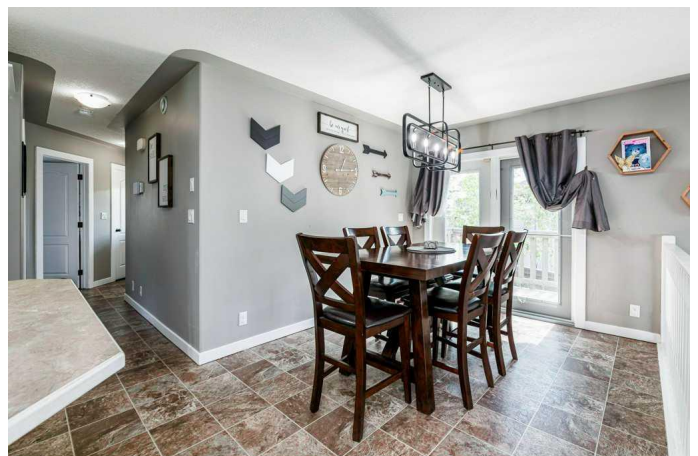
Enjoy the private, fully fenced yard—ideal for pets, kids, or relaxing outdoors. The oversized detached double garage provides plenty of room for parking, storage, or a workshop. Additional highlights include off-street parking at both the front and rear of the home, offering rare convenience.

This property is located close to schools, parks, and walking trails—perfect for families or anyone seeking a quiet, well-connected neighborhood. A solid opportunity in a great location!

Built in 2010

## Essential Information

MLS® #	A2220151
Price	\$395,000
Bedrooms	2
Bathrooms	3.00
Full Baths	3



Square Footage	1,118
Acres	0.13
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	25 Rolling Hills Close
Subdivision	Rolling Hills
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T0M 0J0

### Amenities

Parking Spaces	5
Parking	Double Garage Detached, Off Street, Parking Pad
# of Garages	3

### Interior

Interior Features	Beamed Ceilings, Closet Organizers, Laminate Counters, Open Floorplan, Pantry, Separate Entrance, Storage, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 14th, 2025
Days on Market	9
Zoning	R-1M

## **Listing Details**

Listing Office	Royal LePage Network Realty Corp.
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