

\$394,900 - 5097 Prairie Ridge Avenue, Blackfalds

MLS® #A2201733

\$394,900

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

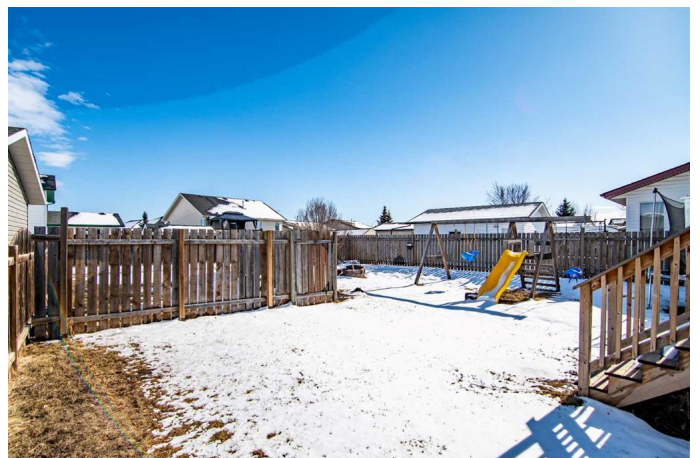
Panorama Estates, Blackfalds, Alberta

Lots of room for everyone-this 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 \$2,135.76/month with 5% down, 25 year term and 4.2% 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 | \$394,900 |
| 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, No Smoking Home, See Remarks, Vinyl Windows, Laminate Counters |
| 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 | 40 |
| Zoning | R1L |

Listing Details

Listing Office Concept Realty Group Inc.

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.