

# \$340,000 - 5578 Prairie Ridge Avenue, Blackfalds

MLS® #A2207775

**\$340,000**

4 Bedroom, 3.00 Bathroom, 1,287 sqft  
Residential on 0.07 Acres

Panorama Estates, Blackfalds, Alberta

This inviting Blackfalds townhome offers smart, functional living with **NO CONDO FEES**. The east-facing, two-story layout makes great use of space, featuring a bright kitchen with sleek black appliances and plenty of prep space. The adjoining dining and living areas provide a cozy spot for everyday life. Upstairs, three well-sized bedrooms include a primary with a spacious walk-in closet. The west-facing, fully fenced backyard is perfect for evening relaxation, and with a park and playground just across the street, outdoor fun is always nearby. A standout feature of this home is the fully developed basement, completed in early 2024. With a large living area, a comfortable bedroom, a walk-in closet, and a modern bathroom, it's ideal for guests, extended family, or an Airbnb rental.

**END UNIT** • Recent Updates • Basement fully developed (early 2024) • A/C installed (spring 2024) • New flooring upstairs and in the kitchen (early 2024) • Roof replaced (summer 2024)

Built in 2008

## Essential Information

MLS® #	A2207775
Price	\$340,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2



Half Baths	1
Square Footage	1,287
Acres	0.07
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	5578 Prairie Ridge Avenue
Subdivision	Panorama Estates
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0C2

### **Amenities**

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Closet Organizers, High Ceilings, Laminate Counters, No Smoking Home, Soaking Tub, Storage
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

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

### **Additional Information**

Date Listed	April 2nd, 2025
Days on Market	7
Zoning	R2

### **Listing Details**

Listing Office	Big Earth Realty
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