

# \$279,900 - 49 Prairie Ridge Close, Blackfalds

MLS® #A2226349

## \$279,900

2 Bedroom, 2.00 Bathroom, 673 sqft

Residential on 0.11 Acres

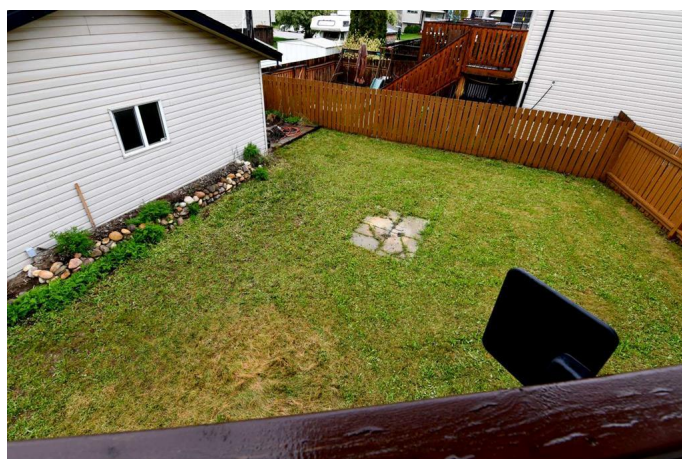
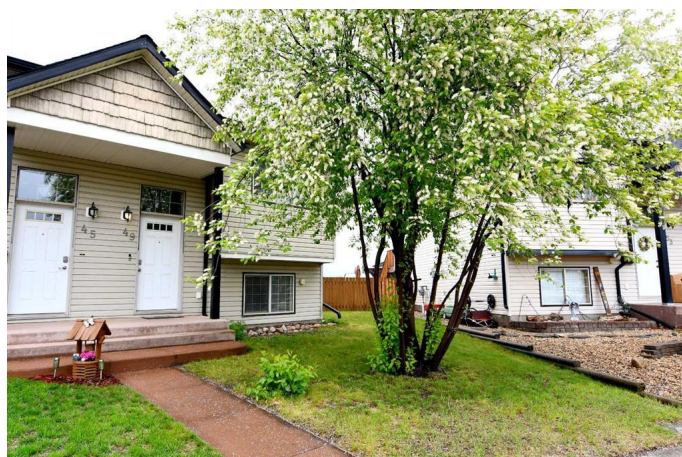
Cottonwood Estates, Blackfalds, Alberta

FANTASTIC YARD AND DOUBLE DETACHED GARAGE! Plenty of room for a garden, recreation, or extra RV, boat, or vehicle storage. End unit townhome with large living spaces and big windows. U shaped kitchen with black appliances and raised eating bar. Interesting architectural details separate the kitchen from living room. Convenient 2 piece bath on main. Lower level has 4 pc bath with extra cabinet storage; and a 2 bedroom layout that provides a large Primary bedroom with double closets (Room for A KING SIZED bed). New Hot water tank in 2022. No Condo fees or rules and this yard is fenced and ready for a pet.

Built in 2004

### Essential Information

MLS® #	A2226349
Price	\$279,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	673
Acres	0.11
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	Bi-Level



Status	Active
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### Community Information

Address	49 Prairie Ridge Close
Subdivision	Cottonwood Estates
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T0M 0J0

### Amenities

Parking Spaces	3
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Off Street
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Vinyl Windows
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

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

### Additional Information

Date Listed	May 30th, 2025
Days on Market	4
Zoning	R2

### Listing Details

Listing Office	CIR Realty
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