

# \$619,900 - 46 Vista Close, Blackfalds

MLS® #A2181232

**\$619,900**

2 Bedroom, 2.00 Bathroom, 1,297 sqft

Residential on 0.11 Acres

Valley Ridge, Blackfalds, Alberta

A brand new Larkaun Home available Right away in desirable Valley Ridge!! The curb appeal is accented by the front attached double car garage & the covered front composite porch. The front entryway greets you with luxury vinyl plank flooring that runs through the main floor. Two toned white & grey, open kitchen with stainless steel appliances, a large island with an eating bar & a walk through pantry. 34' x 12' rear sun deck plus 34' x 12' lower covered deck. Main floor includes home office/den, Relax in the living room next to the linear electric fireplace. The king sized primary bedroom features a large walk in closet & a 4 piece ensuite, drawers, luxury vinyl tile, walk out basement, roughed in floor heating, not completed. Great location in Valley Ridge with close proximity to parks, playground, Schools and the Abbey Centre!! Home will be completed mid December.

Built in 2024

## Essential Information

MLS® #	A2181232
Price	\$619,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,297



Acres	0.11
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	46 Vista Close
Subdivision	Valley Ridge
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0L3

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s), Soaking Tub, Vaulted Ceiling(s)
Appliances	Dishwasher, Refrigerator, Stove(s)
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Cul-De-Sac, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Concrete, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	November 27th, 2024
Days on Market	172
Zoning	R1

## **Listing Details**

Listing Office	Maxwell Real Estate Solutions Ltd.
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.