

# \$375,000 - 21 Rolling Hills Ridge, Blackfalds

MLS® #A2236246

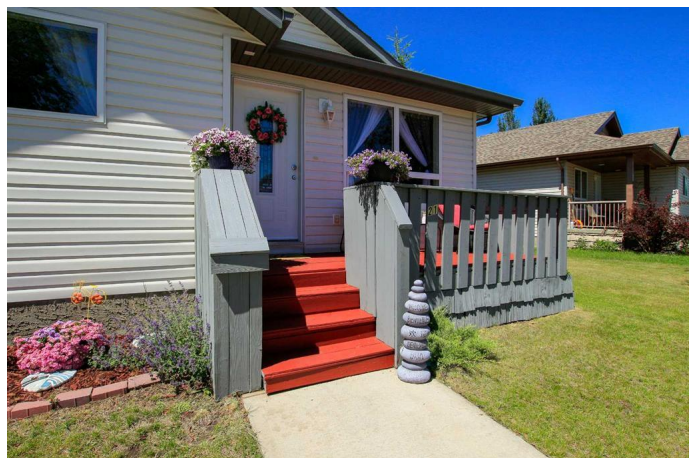
## \$375,000

3 Bedroom, 2.00 Bathroom, 1,012 sqft

Residential on 0.11 Acres

Briarwood, Blackfalds, Alberta

FULLY DEVELOPED 3 BEDROOM + DEN, 2 BATH BUNGALOW ~ SUNNY WEST FACING BACKYARD W/GAZEBO ~ SEPARATE BASEMENT ENTRY ~ Mature landscaping in the front yard create eye catching curb appeal ~ Front veranda overlooking the front yard welcomes you ~ Open concept main floor layout complemented by laminate flooring ~ The living room opens to the dining room with plenty of space to host large gatherings ~ The kitchen offers plenty of white cabinets, ample counter space, full tile backsplash, and a granite composite sink with windows above ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture, and has a spacious walk in closet with a cheater door to the 4 piece main bathroom ~ Mud room with separate entry is just off the kitchen and has access to the deck and backyard ~ The fully finished basement has a generous size family room, wet bar area with a sink, cabinets and seating area, an oversized bedroom with ample closet space, den that could easily be converted to a bedroom, 4 piece bathroom, laundry and space for storage ~ The backyard offers a large deck with a gazebo, tons of grassy yard space, mature trees and shrubs, and is fully fenced with back alley access ~ Rear parking pad has space for two vehicles w/potential for RV parking ~ Located close to schools, shopping, parks, playgrounds, walking trails, Abbey Centre, newly built Multiplex, and easy access to QEII and Highway 2A.



Built in 2006

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2236246    |
| Price          | \$375,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,012       |
| Acres          | 0.11        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 21 Rolling Hills Ridge |
| Subdivision | Briarwood              |
| City        | Blackfalds             |
| County      | Lacombe County         |
| Province    | Alberta                |
| Postal Code | T0M 0J0                |

## Amenities

|                |                                              |
|----------------|----------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected |
| Parking Spaces | 2                                            |
| Parking        | Alley Access, Gravel Driveway, Parking Pad   |

## Interior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | Chandelier, Closet Organizers, Open Floorplan, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Wet Bar |
| Appliances        | Dishwasher, Refrigerator, See Remarks, Stove(s), Washer/Dryer                                               |
| Heating           | Forced Air, Natural Gas                                                                                     |
| Cooling           | None                                                                                                        |
| Has Basement      | Yes                                                                                                         |
| Basement          | Finished, Full                                                                                              |

## Exterior

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

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 1st, 2025 |
| Days on Market | 38             |
| Zoning         | R1M            |

**Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | Lime Green Realty Central |
|----------------|---------------------------|

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