

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

MLS® #A2226349

**\$279,900**

2 Bedroom, 2.00 Bathroom, 673 sqft

Residential on 0.11 Acres

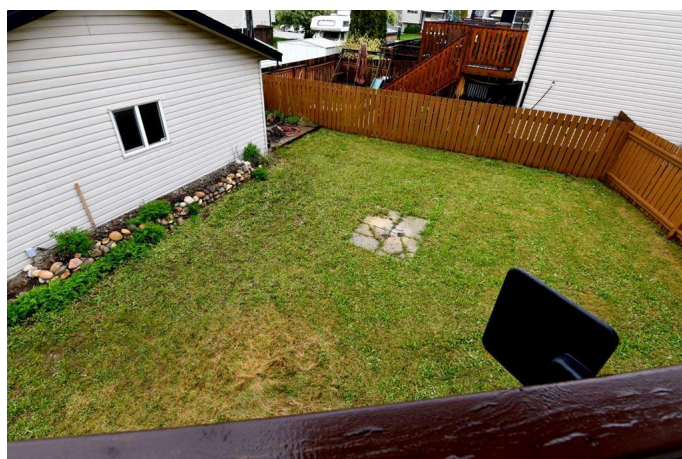
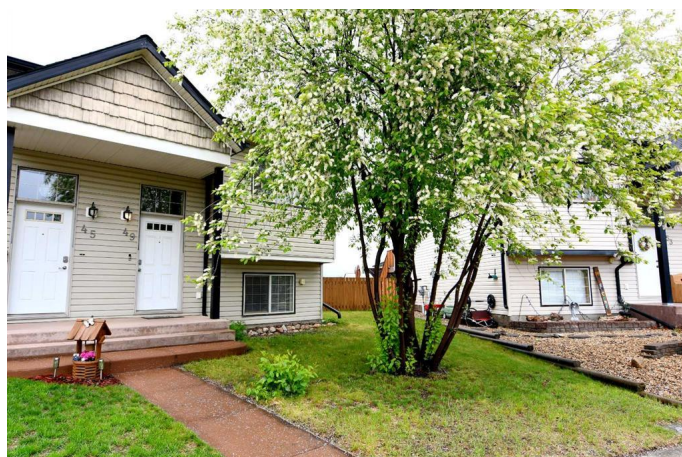
Cottonwood Estates, Blackfalds, Alberta

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

## Community Information

Address 49 Prairie Ridge Close  
Subdivision Cottonwood Estates  
City Blackfalds  
County Lacombe County  
Province Alberta  
Postal Code T4M 0C4

## 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 7  
Zoning R2

## Listing Details

Listing Office CIR Realty

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