

# \$385,000 - 137 Rolling Hills Ridge, Blackfalds

MLS® #A2261945

## \$385,000

5 Bedroom, 3.00 Bathroom, 1,149 sqft  
Residential on 0.11 Acres

Rolling Hills, Blackfalds, Alberta

Beautiful Walk out Bilevel in Excellent Location in Rolling Hills in Blackfalds! This 5 Bedroom 3 Bath home has a great South Back Yard. Main Floor has an open floor plan with 3 large bedrooms, cute deck off of dining room, ensuite bath off of Primary Bedroom with a walk in closet! Basement has a large Family Room, Separate Living Quarters with its own entrance and its own kitchen, living room and 2 bedrooms with a shared washer and dryer and Underfloor Heat!

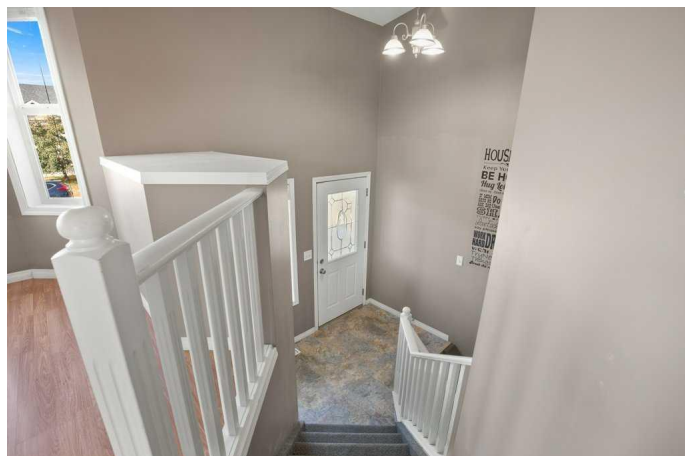
Built in 2004

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2261945    |
| Price          | \$385,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,149       |
| Acres          | 0.11        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

## Community Information

Address 137 Rolling Hills Ridge



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

### Amenities

|                |                                |
|----------------|--------------------------------|
| Parking Spaces | 2                              |
| Parking        | Off Street, Parking Pad, Stall |
| # of Garages   | 2                              |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Pantry, See Remarks                                                           |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | In Floor, Natural Gas, Floor Furnace                                                         |
| Cooling           | None                                                                                         |
| Has Basement      | Yes                                                                                          |
| Basement          | Full, Suite                                                                                  |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | None                               |
| Lot Description   | Back Lane, Back Yard               |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 16                |
| Zoning         | R1S               |

### Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Realty Executives Alberta Elite |
|----------------|---------------------------------|

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