

\$325,000 - 13 Rolling Hills Ridge, Blackfalds

MLS® #A2212783

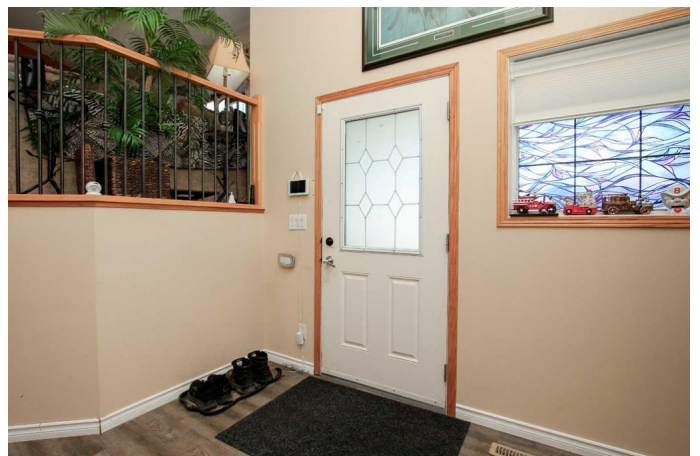
\$325,000

2 Bedroom, 2.00 Bathroom, 1,069 sqft
Residential on 0.09 Acres

Rolling Hills, Blackfalds, Alberta

2 BEDROOM, 2 BATHROOM BI-LEVEL ~ CLOSE TO SCHOOLS, SHOPPING, PARKS & PLAYGROUNDS ~ Covered front entry welcomes you and leads to a large sun filled foyer ~ Open concept main floor is complemented by soaring vaulted ceilings ~ The living room features a large picture window overlooking the front yard and allowing for plenty of natural light ~ Easily host a large gathering in the spacious dining room ~ The kitchen has a functional layout and offers plenty of warm stained cabinets, ample counter space including a raised eating bar, full tile backsplash, window above the sink, wall pantry and garden door access to the deck ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture and has ample closet space ~ Main bathroom has an oversized vanity and a walk in bath tub ~ Second main floor bedroom is also a generous size ~ The basement offers large above grade windows, a completed 3 piece bathroom, laundry in it's own room with a sink and has some framing for a family room and two bedrooms ~ The backyard is partially fenced, has two sheds (10' x 10' & 4' x 16'), a gazebo (10' x 10') and offers back alley access ~ Located steps to multiple parks, playgrounds, Abbey Centre, multiplex, schools, shopping and all other amenities.

Built in 2006



Essential Information

MLS® #	A2212783
Price	\$325,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,069
Acres	0.09
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	13 Rolling Hills Ridge
Subdivision	Rolling Hills
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T0M 0J0

Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	2
Parking	Parking Pad, Alley Access

Interior

Interior Features	Breakfast Bar, Open Floorplan, Vaulted Ceiling(s), Chandelier, Closet Organizers, Vinyl Windows, Pantry, Storage
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Microwave, See Remarks, Stove(s)
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
-------------------	--------------

Lot Description	Back Yard, Front Yard, Gazebo, Landscaped, Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 18th, 2025
Days on Market	60
Zoning	R1M

Listing Details

Listing Office	Lime Green Realty Inc.
----------------	------------------------

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.