

# \$340,000 - 5578 Prairie Ridge Avenue, Blackfalds

MLS® #A2207775

**\$340,000**

4 Bedroom, 3.00 Bathroom, 1,287 sqft  
Residential on 0.07 Acres

Panorama Estates, Blackfalds, Alberta

This inviting Blackfalds townhome offers smart, functional living with **NO CONDO FEES**. The east-facing, two-story layout makes great use of space, featuring a bright kitchen with sleek black appliances and plenty of prep space. The adjoining dining and living areas provide a cozy spot for everyday life. Upstairs, three well-sized bedrooms include a primary with a spacious walk-in closet. The west-facing, fully fenced backyard is perfect for evening relaxation, and with a park and playground just across the street, outdoor fun is always nearby. A standout feature of this home is the fully developed basement, completed in early 2024. With a large living area, a comfortable bedroom, a walk-in closet, and a modern bathroom, it's ideal for guests, extended family, or an Airbnb rental.

**END UNIT** Recent Updates  
Basement fully developed (early 2024)  
A/C installed (spring 2024)  
New flooring upstairs and in the kitchen (early 2024)  
Roof replaced (summer 2024)

Built in 2008

## Essential Information

MLS® #	A2207775
Price	\$340,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2



Half Baths	1
Square Footage	1,287
Acres	0.07
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	5578 Prairie Ridge Avenue
Subdivision	Panorama Estates
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0C2

### **Amenities**

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Closet Organizers, High Ceilings, Laminate Counters, No Smoking Home, Soaking Tub, Storage
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, City Lot, Front Yard
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed April 2nd, 2025

Days on Market 2

Zoning R2

## Listing Details

Listing Office Big Earth Realty

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