

# \$450,000 - 61 Pondside Crescent, Blackfalds

MLS® #A2220282

**\$450,000**

4 Bedroom, 3.00 Bathroom, 1,190 sqft  
Residential on 0.13 Acres

Panorama Estates, Blackfalds, Alberta

Welcome to this fully developed walkout bungalow tucked away on a quiet crescent—backing directly onto a peaceful pond and reserve area. From the moment you step inside, you™ll love the open concept layout and design. The kitchen is both stylish and functional, featuring rich coffee bean-stained oak cabinets, a large corner pantry, an eating bar, and plenty of workspace—perfect for cooking or hosting. The living area is bright and welcoming, highlighted by a stone-surround gas fireplace and large windows that frame the scenic backyard view. Step from the dining area onto the covered deck with glass panel railing and soak in the quiet natural surroundings. The main floor offers two spacious bedrooms plus a front den/home office. The primary suite features hardwood flooring, a walk-in closet, and a private 3-piece ensuite. The fully finished walkout basement includes two additional bedrooms, a full bathroom, and a large family/rec room with rough-in plumbing for a wet bar—ideal for entertaining or relaxing. Recent upgrades include a new hot water tank (May 2025) and a reverse osmosis water filtration system (April 2025)—giving you added comfort and long-term peace of mind. Outside, the large backyard is perfect for families—offering plenty of space to play, & space to add a garden. The walkout design provides seamless access to the beautiful green space and pond-side walking paths just beyond the fence, making it easy to enjoy



morning or evening strolls.

Built in 2006

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2220282    |
| Price          | \$450,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,190       |
| Acres          | 0.13        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 61 Pondside Crescent |
| Subdivision | Panorama Estates     |
| City        | Blackfalds           |
| County      | Lacombe County       |
| Province    | Alberta              |
| Postal Code | T4M 0G3              |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Vaulted Ceiling(s), Walk-In Closet(s)                            |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Garburator |
| Heating           | Forced Air, Natural Gas                                                          |
| Cooling           | Central Air                                                                      |
| Fireplace         | Yes                                                                              |
| # of Fireplaces   | 1                                                                                |

|              |                                        |
|--------------|----------------------------------------|
| Fireplaces   | Brick Facing, Gas, Living Room, Mantle |
| Has Basement | Yes                                    |
| Basement     | Finished, Full                         |

## Exterior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Exterior Features | Other                                                                                   |
| Lot Description   | Backs on to Park/Green Space, Creek/River/Stream/Pond, Landscaped, No Neighbours Behind |
| Roof              | Shingle                                                                                 |
| Construction      | Vinyl Siding, Wood Frame                                                                |
| Foundation        | Poured Concrete                                                                         |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 12th, 2025 |
| Days on Market | 6              |
| Zoning         | R1M            |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Coldwell Banker Ontrack Realty |
|----------------|--------------------------------|

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