

# \$385,000 - 21 Rolling Hills Ridge, Blackfalds

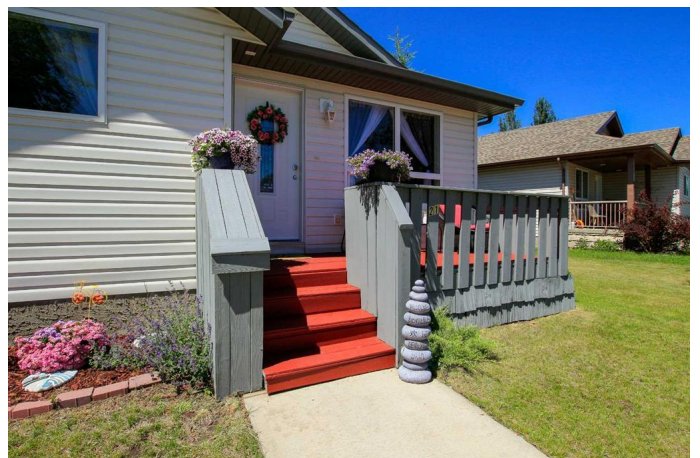
MLS® #A2236246

**\$385,000**

3 Bedroom, 2.00 Bathroom, 1,012 sqft  
Residential on 0.11 Acres

Briarwood, Blackfalds, Alberta

FULLY DEVELOPED 3 BEDROOM + DEN, 2 BATH BUNGALOW ~ SUNNY WEST FACING BACKYARD W/GAZEBO ~ SEPARATE BASEMENT ENTRY ~ Mature landscaping in the front yard create eye catching curb appeal ~ Front veranda overlooking the front yard welcomes you ~ Open concept main floor layout complemented by laminate flooring ~ The living room opens to the dining room with plenty of space to host large gatherings ~ The kitchen offers plenty of white cabinets, ample counter space, full tile backsplash, and a granite composite sink with windows above ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture, and has a spacious walk in closet with a cheater door to the 4 piece main bathroom ~ Mud room with separate entry is just off the kitchen and has access to the deck and backyard ~ The fully finished basement has a generous size family room, wet bar area with a sink, cabinets and seating area, an oversized bedroom with ample closet space, den that could easily be converted to a bedroom, 4 piece bathroom, laundry and space for storage ~ The backyard offers a large deck with a gazebo, tons of grassy yard space, mature trees and shrubs, and is fully fenced with back alley access ~ Rear parking pad has space for two vehicles w/potential for RV parking ~ Located close to schools, shopping, parks, playgrounds, walking trails, Abbey Centre, newly built Multiplex, and easy access to QEII and Highway 2A.



Built in 2006

## Essential Information

MLS® #	A2236246
Price	\$385,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,012
Acres	0.11
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	21 Rolling Hills Ridge
Subdivision	Briarwood
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T0M 0J0

## Amenities

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

## Interior

Interior Features	Chandelier, Closet Organizers, Open Floorplan, Vinyl Windows, Walk-In Closet(s), Wet Bar, Separate Entrance
Appliances	Dishwasher, Refrigerator, See Remarks, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 1st, 2025
Days on Market	5
Zoning	R1M

### **Listing Details**

Listing Office	Lime Green Realty Inc.
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