

# \$449,999 - 5134 Prairie Ridge Avenue, Blackfalds

MLS® #A2237941

**\$449,999**

5 Bedroom, 2.00 Bathroom, 1,285 sqft  
Residential on 0.15 Acres

Cottonwood Estates, Blackfalds, Alberta

Welcome to this beautifully updated and fully developed 5-bedroom, 3-bathroom bungalow in a fantastic family-friendly location. With a bright open-concept layout, the main floor is filled with natural light thanks to large windows throughout. The kitchen is both stylish and functional, featuring classic white shaker cabinets, under-cabinet lighting, stainless steel appliances, and a granite composite sink.

Off the dining area, youâ€™ll find a finished sunroom with a heater â€“ the perfect space to relax year-round. The fully finished basement includes cozy in-floor heating, adding comfort during the colder months. The attached garage has been upgraded from two bays to a single oversized heated door, making parking and storage a breeze.

Step outside to enjoy the back deck, ideal for entertaining or winding down in your private yard. Located just steps from a scenic walking path that leads directly to Centennial Park â€“ complete with wetlands, playgrounds, and basketball courts. With close proximity to schools, shopping, and other amenities, this home offers the best of convenience and comfort.

Built in 2001

## Essential Information

MLS® #                      A2237941



Price	\$449,999
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,285
Acres	0.15
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	5134 Prairie Ridge Avenue
Subdivision	Cottonwood Estates
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0E7

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, Open Floorplan, Pantry, See Remarks
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s)
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Garden, Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  July 7th, 2025

Days on Market            9

Zoning                        R1L

### **Listing Details**

Listing Office                eXp Realty

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