

\$269,900 - 5461 Prairie Ridge Avenue, Blackfalds

MLS® #A2249462

\$269,900

3 Bedroom, 2.00 Bathroom, 680 sqft

Residential on 0.05 Acres

Panorama Estates, Blackfalds, Alberta

Affordable Townhome in Prime Blackfalds
Location – Ideal for Families or Investors!
This townhome offers an excellent opportunity for affordable living or a rental investment in the growing community of Blackfalds. Located in a peaceful, friendly neighbourhood, and perfectly situated within walking distance to groceries, dining options, parks, and schools, this property provides both convenience and comfort.

This bi-level design features an open and functional layout. With large windows, natural light floods the spacious interior creating a bright atmosphere. The kitchen and dining area seamlessly connect to the sizeable living room, making it an inviting space for gatherings and everyday living. The deck overlooks the backyard with space for pets or outdoor activities.

The lower level includes three bedrooms and a generously-sized bathroom, along with ample storage solutions and a thoughtful floor plan. Parking is effortless with two dedicated private spots at the back of the property, eliminating parking concerns.

There are no condo fees or restrictive rules, so kids and pets are welcome to enjoy the space. Whether you're seeking an affordable starter property, a family home in a vibrant community, or a solid rental option, this townhome ticks all the boxes.

Built in 2005



Essential Information

MLS® #	A2249462
Price	\$269,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	680
Acres	0.05
Year Built	2005
Type	Residential
Sub-Type	Row/Townhouse
Style	Bi-Level
Status	Active

Community Information

Address	5461 Prairie Ridge Avenue
Subdivision	Panorama Estates
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0C4

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Central Vacuum, Pantry, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 18th, 2025
Zoning	R2

Listing Details

Listing Office	Lux Real Estate
----------------	-----------------

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.