

# \$325,000 - 13 Rolling Hills Ridge, Blackfalds

MLS® #A2212783

**\$325,000**

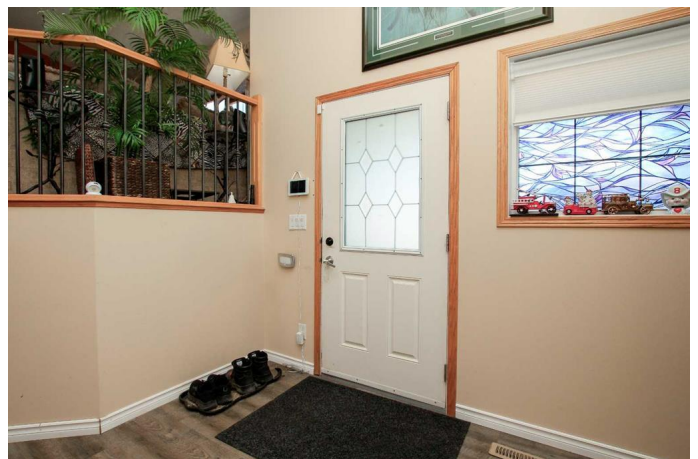
2 Bedroom, 2.00 Bathroom, 1,069 sqft

Residential on 0.09 Acres

Rolling Hills, Blackfalds, Alberta

2 BEDROOM, 2 BATHROOM BI-LEVEL ~ CLOSE TO SCHOOLS, SHOPPING, PARKS & PLAYGROUNDS ~ Covered front entry welcomes you and leads to a large sun filled foyer ~ Open concept main floor is complemented by soaring vaulted ceilings ~ The living room features a large picture window overlooking the front yard and allowing for plenty of natural light ~ Easily host a large gathering in the spacious dining room ~ The kitchen has a functional layout and offers plenty of warm stained cabinets, ample counter space including a raised eating bar, full tile backsplash, window above the sink, wall pantry and garden door access to the deck ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture and has ample closet space ~ Main bathroom has an oversized vanity and a walk in bath tub ~ Second main floor bedroom is also a generous size ~ The basement offers large above grade windows, a completed 3 piece bathroom, laundry in it's own room with a sink and has some framing for a family room and two bedrooms ~ The backyard is partially fenced, has two sheds (10' x 10' & 4' x 16'), a gazebo (10' x 10') and offers back alley access ~ Located steps to multiple parks, playgrounds, Abbey Centre, multiplex, schools, shopping and all other amenities.

Built in 2006



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2212783    |
| Price          | \$325,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,069       |
| Acres          | 0.09        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 13 Rolling Hills Ridge |
| Subdivision | Rolling Hills          |
| City        | Blackfalds             |
| County      | Lacombe County         |
| Province    | Alberta                |
| Postal Code | T0M 0J0                |

## Amenities

|                |                                              |
|----------------|----------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected |
| Parking Spaces | 2                                            |
| Parking        | Parking Pad, Alley Access                    |

## Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Open Floorplan, Vaulted Ceiling(s), Chandelier, Closet Organizers, Vinyl Windows, Pantry, Storage |
| Appliances        | Dishwasher, Refrigerator, Washer/Dryer, Microwave, See Remarks, Stove(s)                                         |
| Heating           | Forced Air                                                                                                       |
| Cooling           | None                                                                                                             |
| Has Basement      | Yes                                                                                                              |
| Basement          | Full, Partially Finished                                                                                         |

## Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | Private Yard |
|-------------------|--------------|

|                 |                                                      |
|-----------------|------------------------------------------------------|
| Lot Description | Back Yard, Front Yard, Gazebo, Landscaped, Back Lane |
| Roof            | Asphalt Shingle                                      |
| Construction    | Vinyl Siding                                         |
| Foundation      | Poured Concrete                                      |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2025 |
| Days on Market | 59               |
| Zoning         | R1M              |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Lime Green Realty Inc. |
|----------------|------------------------|

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