



**5542 Prairie Ridge Avenue
Blackfalds, Alberta**

MLS # A2323845



\$319,900

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|------------------|--|---------------|-------------------|
| Division: | Panorama Estates | | |
| Type: | Residential/Four Plex | | |
| Style: | 2 Storey | | |
| Size: | 1,292 sq.ft. | Age: | 2009 (17 yrs old) |
| Beds: | 3 | Baths: | 1 full / 1 half |
| Garage: | Concrete Driveway, Garage Faces Front, Off Street, Single Garage Attached | | |
| Lot Size: | 0.05 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Interior Lot, Low Maintenance Landscape, | | |

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|--------------------|---|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Concrete, Stone, Vinyl Siding, Wood Frame | Zoning: | R2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Closet Organizers, Laminate Counters, Open Floorplan, Pantry, Separate Entrance, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

This well maintained 2 storey townhome is an excellent opportunity for investors, offering a tenant already in place with a lease secured through June 2027. Situated close to shopping, restaurants, schools, across the street from a park, and steps to walking trails and other everyday amenities, this property is located in a convenient, family friendly location and is a great addition to any investment portfolio. Step inside to a bright and functional main floor featuring a spacious front living room that flows through to the kitchen and dining areas. The kitchen offers oak cabinetry, plenty of counter space, a pantry, and an eating bar for casual meals or entertaining. The adjoining dining area provides access to the rear deck and fully fenced backyard, while a convenient 2 pce powder room completes the main level. Upstairs you'll find three bedrooms, including a spacious primary suite with a walk-in closet, while two additional bedrooms share the well appointed 4 pce bathroom. The unfinished basement offers excellent potential for future development, with room to add additional living space, a bedroom, or family room if desired. Outside, the fully fenced backyard offers plenty of green space along with a raised deck for outdoor enjoyment. A large swing gate at the rear fence provides access to a designated RV or boat parking area, offering added flexibility, and the attached garage and front driveway provide ample off street parking. Whether you're looking to add to your investment portfolio or purchase a property with a tenant already in place, this is an excellent turn key opportunity! Current lease is \$1695/mo and tenant pays all utilities.