



GRASSROOTS
REALTY GROUP

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**5433 Prairie Ridge Avenue
Blackfalds, Alberta**

MLS # A2349836



\$259,900

Division:	Panorama Estates		
Type:	Residential/Other		
Style:	Bi-Level		
Size:	678 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Laminate Counters, Pantry		

Inclusions: Fridge, Stove, Dishwasher, Hood Fan, Washer & Dryer, Blinds.

Welcome to 5433 Prairie Ridge Avenue in Blackfalds! This END UNIT bi-level offers a bright, functional layout with plenty of space for comfortable everyday living. The main floor features an open living and dining area with great natural light, along with a functional kitchen offering plenty of cabinetry and workspace. The home includes 2 bedrooms and 1.5 bathrooms, a nice sized living room and also a fully fenced yard. Located in an established Blackfalds neighborhood, this is a great opportunity for buyers looking for a comfortable home with plenty of potential. You will appreciate new blinds as well as the furnace and ducts have just been cleaned!