

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

MLS® #A2212783

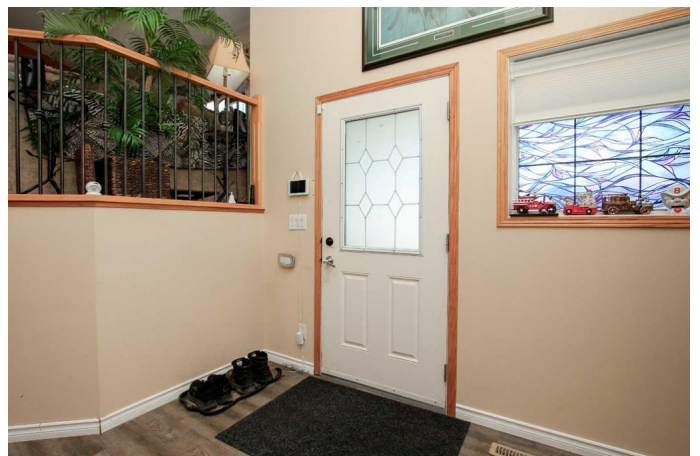
## \$325,000

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	Alley Access, Parking Pad

## Interior

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

## Exterior

Exterior Features	Private Yard
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Lot Description	Back Lane, Back Yard, Front Yard, Gazebo, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 18th, 2025
Days on Market	63
Zoning	R1M

### **Listing Details**

Listing Office	Lime Green Realty Inc.
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