

\$459,900 - 5249 Westridge Drive, Blackfalds

MLS® #A2199123

\$459,900

3 Bedroom, 4.00 Bathroom, 1,780 sqft
Residential on 0.11 Acres

Rolling Hills, Blackfalds, Alberta

Modern Fully Finished 2-Storey Home with Attached Double Garage on Corner Lot in Blackfalds!

From the wrap-around exposed concrete deck step inside the bright and open main floor where youâ€™re greeted by vaulted ceilings and large windows.

The west facing living room features a gas fireplace and balcony that overlooks a green space with pond and walking trails. From the soaring ceilings in the dining room, you will find the kitchen complete with stainless appliances, a large island with raised eating bar, built-in wine rack, and access to the east facing backyard.

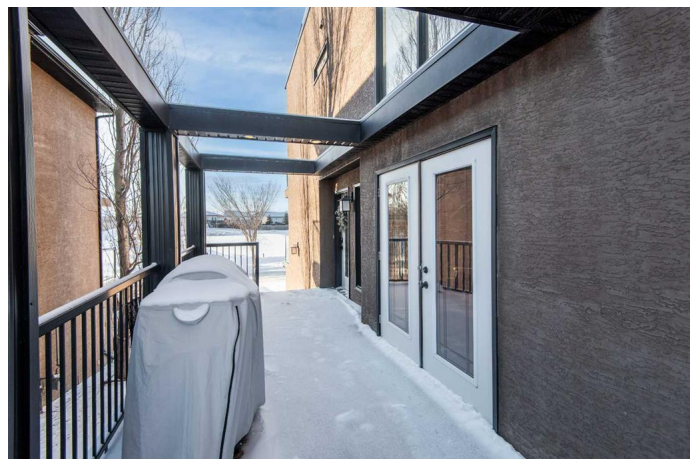
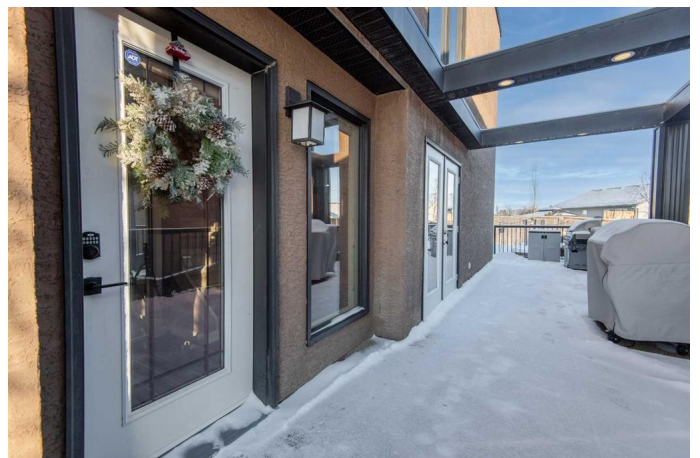
Upstairs you will find the large primary bedroom oasis that boasts a walk-in closet, gas fireplace and west facing balcony, and 4-pc ensuite with jet tub. Down the open hallway that overlooks the dining room you will find the 2nd good size bedroom and 4-pc bathroom.

Downstairs you will find the laundry room, and 3rd bedroom or additional family room with a 3-pc ensuite, and access to the front attached double garage.

The corner lot backyard is fully fenced and landscaped with built in planter boxes, and back-alley access.

Recent Updates: Dishwasher (approx. 2022), Furnace & HWT (approx. 2019), Central A/C (approx. 2022)

This unique home is located within walking distance to the Abbey Centre, schools,



playgrounds, ball diamonds, shopping, walking trails, and HWY 2.

Built in 2006

Essential Information

MLS® #	A2199123
Price	\$459,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,780
Acres	0.11
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	5249 Westridge Drive
Subdivision	Rolling Hills
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T0M 0J0

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Concrete Driveway
# of Garages	2

Interior

Interior Features	Kitchen Island, Vaulted Ceiling(s)
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Gas, Living Room, Master Bedroom
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Corner Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 4th, 2025
Days on Market	10
Zoning	R-1S

Listing Details

Listing Office	Century 21 Maximum
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