

# \$379,900 - 117 Rolling Hills Ridge, Blackfalds

MLS® #A2220888

**\$379,900**

5 Bedroom, 2.00 Bathroom, 1,004 sqft  
Residential on 0.12 Acres

Rolling Hills, Blackfalds, Alberta

FULLY DEVELOPED 5 BEDROOM, 2 BATHROOM BUNGALOW ~ LARGE PARKING PAD W/ROOM FOR AN RV ~ MANY RECENT UPDATES ~ Covered front veranda welcomes you to this well cared for home ~ Open concept main floor layout is complemented by vinyl plank flooring, creating a feeling of spaciousness ~ The living room offers a large west facing picture window that allows for plenty of natural light to fill the space ~ The kitchen offers a functional layout with an abundance of cabinets, new stainless steel appliances including a double oven and French door fridge, ample counter space, full tile backsplash, window above the sink overlooking the deck and backyard, space for a large dining set and an eating bar ~ Separate rear entry leads to the deck and backyard ~ The primary bedroom can easily accommodate a king size bed plus furniture, has dual closets and is conveniently located next to the updated 4 piece main bathroom ~ 2 additional main floor bedrooms ~ The fully finished basement offers tons of additional space and offers a large family room with built in cabinetry with a cozy fireplace, 2 generous size bedrooms, an oversized 4 piece bathroom, new front load laundry pair and ample space for storage throughout ~ The backyard is landscaped, has well established trees, shrubs, and perennials, and is fully fenced with back alley access ~ Rear parking pad has space for an RV or potential for garage development ~ Located steps to



multiple parks, playgrounds, walking trails, Abbey Centre, multiplex, schools, and shopping all close by ~ Pride of ownership is evident in this well cared for home!

Built in 2006

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2220888    |
| Price          | \$379,900   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,004       |
| Acres          | 0.12        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 117 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, Off Street, RV Access/Parking, See Remarks |

### Interior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Open Floorplan, Recessed Lighting, Storage, Vinyl Windows |
| Appliances        | Dishwasher, Microwave, Refrigerator, See Remarks, Stove(s), Washer/Dryer                                                       |

|                 |                                              |
|-----------------|----------------------------------------------|
| Heating         | Forced Air                                   |
| Cooling         | None                                         |
| Fireplace       | Yes                                          |
| # of Fireplaces | 1                                            |
| Fireplaces      | Basement, Electric, Family Room, See Remarks |
| Has Basement    | Yes                                          |
| Basement        | Finished, Full                               |

## Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard, Storage                  |
| Lot Description   | Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped |
| Roof              | Asphalt Shingle                                          |
| Construction      | Vinyl Siding                                             |
| Foundation        | Poured Concrete                                          |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 13th, 2025 |
| Days on Market | 5              |
| Zoning         | R1M            |

## Listing Details

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

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