

\$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	1
Zoning	R1M

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.