

# \$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	6
Zoning	R1M

## Listing Details

Listing Office	Lime Green Realty Inc.
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