

\$399,900 - 63 Ponderosa Avenue, Blackfalds

MLS® #A2216322

\$399,900

5 Bedroom, 3.00 Bathroom, 1,132 sqft
Residential on 0.10 Acres

Cottonwood Estates, Blackfalds, Alberta

FULLY DEVELOPED BI-LEVEL ~ 5 BEDROOMS, 3 BATHROOMS ~ FULLY FENCED WEST FACING BACKYARD ~ LOADED WITH UPGRADES ~ Covered front entry welcomes you and leads to a sun filled foyer with tile floors, a lighted niche, large coat closet and high ceilings ~ Open concept main floor layout is complemented by soaring vaulted ceilings, vinyl plank flooring and an abundance of large windows ~ The living room is centred by a cozy gas fireplace with a tile surround ~ The kitchen offers a functional layout with plenty of warm stained oak cabinets, ample counter space including an island with a raised eating bar and an oversized sink, full tile backsplash, walk in corner pantry with floor to ceiling shelving and black appliances ~ Easily host large gatherings in the spacious dining room, featuring garden door access to a west facing deck with privacy panels ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture, has a large walk in closet with built in organizers and a generous size ensuite with a walk in shower and oversized vanity ~ Second main floor bedroom features a walk in closet with built in organizers and is conveniently located across from the 4 piece bathroom ~ The fully finished basement offers large above grade windows and has in floor heating roughed in ~ Spacious family room has plenty of room for large furniture and/or a games table, plus recessed lighting and a TV wall mount ~ Three



basement bedrooms are all a generous size, one features an oversized walk in closet ~ Bright and roomy 3 piece bathroom features tile flooring, elegant tile wainscoting, and a walk in shower ~ Laundry is located in it's own room, and also features tile floors and tile wainscoting ~ Additional storage space throughout ~ Other great features include; central air conditioning, no carpet home ~ The west facing backyard is landscaped, fully fenced with back alley access and has a storage shed ~ Rear parking pad with space for two vehicles, with potential for RV parking or future garage development ~ Excellent location; steps to parks with skate park, playground, community garden beds, a skating/ball hockey rink, and walking trails that connect to nearby wetlands, with easy access to multiple schools, shopping and easy access to all other amenities ~ Move in ready! Seller is aware shingles are in need of replacement in the near future and willing to provide a \$3000 credit towards shingle replacement.

Built in 2008

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2216322 |
| Price | \$399,900 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,132 |
| Acres | 0.10 |
| Year Built | 2008 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 63 Ponderosa Avenue |
| Subdivision | Cottonwood Estates |
| City | Blackfalds |
| County | Lacombe County |
| Province | Alberta |
| Postal Code | T0M 0C6 |

Amenities

| | |
|----------------|--|
| Utilities | Electricity Connected, Natural Gas Connected |
| Parking Spaces | 2 |
| Parking | Alley Access, Off Street, Parking Pad |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances | Central Air Conditioner, Dishwasher, Microwave, Refrigerator, See Remarks, Stove(s), Washer/Dryer |
| Heating | Forced Air, Natural Gas, In Floor Roughed-In |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room, Tile |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

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

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 30th, 2025 |
| Days on Market | 12 |
| Zoning | R1S |

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.