

# \$614,900 - 46 Vista Close, Blackfalds

MLS® #A2227293

**\$614,900**

2 Bedroom, 2.00 Bathroom, 1,297 sqft

Residential on 0.11 Acres

Valley Ridge, Blackfalds, Alberta

A brand new Larkaun Home available Right away in desirable Valley Ridge!! The curb appeal is accented by the front attached double car garage & the covered front composite porch. The front entryway greets you with luxury vinyl plank flooring that runs through the main floor. Two toned white & grey, open kitchen with stainless steel appliances, a large island with an eating bar & a walk through pantry. 34' x 12' rear sun deck plus 34' x 12' lower covered deck. Main floor includes home office/den, Relax in the living room next to the linear electric fireplace. The king sized primary bedroom features a large walk in closet & a 4 piece ensuite, drawers, luxury vinyl tile, walk out basement, roughed in floor heating, not completed. Great location in Valley Ridge with close proximity to parks, playground, Schools and the Abbey Centre!! Home will be completed mid December.

Built in 2024

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2227293  |
| Price          | \$614,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,297     |



|            |             |
|------------|-------------|
| Acres      | 0.11        |
| Year Built | 2024        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 46 Vista Close |
| Subdivision | Valley Ridge   |
| City        | Blackfalds     |
| County      | Lacombe County |
| Province    | Alberta        |
| Postal Code | T4M 0L3        |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Refrigerator, Stove(s)                                                                        |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                     |
| Cooling           | None                                                                                                      |
| Fireplace         | Yes                                                                                                       |
| # of Fireplaces   | 1                                                                                                         |
| Fireplaces        | Electric                                                                                                  |
| Has Basement      | Yes                                                                                                       |
| Basement          | Full, Unfinished                                                                                          |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Private Yard                           |
| Lot Description   | Back Yard, Cul-De-Sac, Rectangular Lot |
| Roof              | Asphalt Shingle                        |
| Construction      | Concrete, Vinyl Siding, Wood Frame     |
| Foundation        | Poured Concrete                        |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 3rd, 2025 |
| Days on Market | 10             |
| Zoning         | R1             |

### **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | Maxwell Real Estate Solutions Ltd. |
|----------------|------------------------------------|

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