



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**55 Ponderosa Avenue  
Blackfalds, Alberta**

**MLS # A2278498**



**\$435,000**

<b>Division:</b>	Panorama Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,072 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Fruit Trees/Shrub(s), Garden, Landscaped		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Veneer, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Laminate Counters, Pantry, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** lawn mower, yard/garden tools, bistro set (front deck), rain barrels, fridge and small freezer in garage, shovels

Welcome to this well-designed bilevel in the family-friendly community of Blackfalds. From the moment you arrive, the inviting front porch leads into a spacious entryway that sets the tone for this thoughtfully laid-out home. The main level features a bright living room with a cozy gas fireplace, perfect for relaxing evenings, and an open-concept dining area and kitchen ideal for entertaining. The kitchen offers a pantry, sil-granite corner sink, and a raised breakfast bar for extra seating and functionality. The main floor is completed by a full bathroom and two good-sized bedrooms, including the primary bedroom with its own private ensuite. Downstairs, the lower level is warmed with in-floor heat, with the cold room intentionally excluded for efficiency. You'll find two additional generously sized bedrooms—one without a closet but with plenty of space to add one—along with large windows that bring in an abundance of natural light. A spacious rec room, another full bathroom, and a utility room with laundry complete the lower level. Additional highlights include custom 2 in 1 blinds, air conditioning and a double detached heated garage, perfect for Alberta winters. The backyard is low maintenance and perfect for gardeners. This home is a fantastic option for families or anyone looking for space, comfort, and functionality in a welcoming neighborhood.