



**55 Ponderosa Avenue
Blackfalds, Alberta**

MLS # A2278498



\$435,000

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

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Veneer, Vinyl Siding, Wood Frame	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	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.