

# \$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	13
Zoning	R1S

### **Listing Details**

Listing Office

Lime Green Realty Inc.

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