

\$385,000 - 89 Sunridge Avenue, Blackfalds

MLS® #A2241888

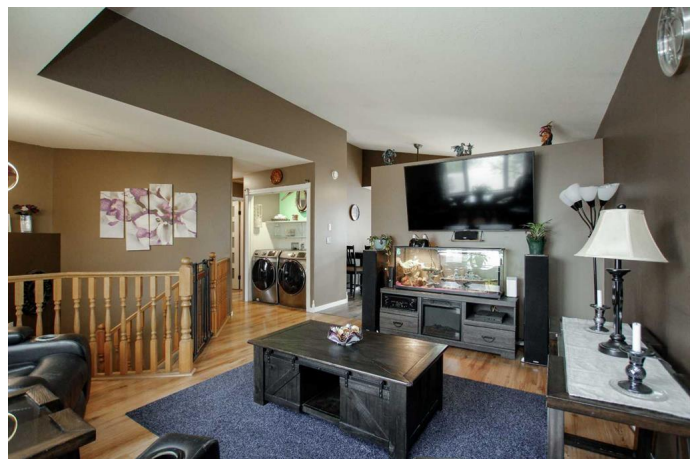
\$385,000

4 Bedroom, 2.00 Bathroom, 946 sqft

Residential on 0.13 Acres

Harvest Meadows, Blackfalds, Alberta

FULLY DEVELOPED 4 BEDROOM, 2 BATH
BI-LEVEL ~ HEATED OVERSIZED DOUBLE
GARAGE ~ SUNNY SOUTH FACING
BACKYARD ~ The front yard has mature
landscaping with plenty of well established
trees and shrubs ~ Step through the covered
front entry into the foyer with raised ceilings
that open to the upper level ~ The living room
features vaulted ceilings and a generous
window that frames a picturesque view of the
front yard ~ The vaulted ceilings extend into
the kitchen and dining area that includes
abundant white cabinetry, generous counter
space, sleek black appliances, a convenient
corner pantry, still leaving plenty of room for a
dining table ~ Patio doors lead to a stunning
two-tiered deck, perfect for entertaining or
relaxing outdoors ~ The primary bedroom
comfortably fits a king sized bed and furniture,
features dual closets for your storage needs
and is ideally situated adjacent to the 4 piece
main bathroom ~ Additional main floor
bedroom is a generous size and has a large
window that fills the room with natural light ~
Enjoy the convenience of main floor laundry ~
The fully finished basement with large above
grade windows is bright and inviting, and offers
a family room, two bedrooms, a well-appointed
4-piece bathroom, and a utility room with
plenty of storage space to keep everything
organized ~ The south-facing backyard is a
true outdoor oasis, featuring a spacious
two-tiered deck (with convenient storage
beneath the upper deck), is landscaped with



mature trees and a garden area, and is fully fenced, complete with a dedicated dog run, plus back alley access making this yard perfect for both relaxation and entertaining ~ The spacious 28' x 26' garage is a standout feature, offering a heated and insulated environment, finished with OSB, and is well-lit with abundant overhead lighting, making it a perfect workspace or storage area ~ Additional gravel parking pad is available beside the garage and has room for 2 vehicles ~ Ideally situated near a variety of parks, playgrounds, Abbey Centre and shopping centres, this property offers easy access to scenic walking trails with convenient proximity to all essential amenities and quick access to Highway 2.

Built in 1999

Essential Information

MLS® #	A2241888
Price	\$385,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	946
Acres	0.13
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	89 Sunridge Avenue
Subdivision	Harvest Meadows
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T0M 0J0

Amenities

Parking Spaces	4
Parking	Additional Parking, Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, See Remarks
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Laminate Counters, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, See Remarks, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	July 22nd, 2025
Days on Market	11
Zoning	R1M

Listing Details

Listing Office	Lime Green Realty Central
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.