

# \$499,900 - 25 Pondside Crescent, Blackfalds

MLS® #A2217729

**\$499,900**

4 Bedroom, 3.00 Bathroom, 1,939 sqft

Residential on 0.17 Acres

Panorama Estates, Blackfalds, Alberta

Be the first one to check out this beautiful modified bi-level home. This is a one of a kind you do not want to miss out on. From the moment you step into this spacious foyer, you will fall in love with the warm charm of this unique modified bi-level. Every floor has plenty of natural light with open design and high ceilings throughout. All the heavy lifting has been done: central air, central vac with attachments and in floor sweep in the kitchen. There is in-floor heating on the two lower levels and in the 20 x 24 garage with a workbench. New architectural shingles in 2018. LED lighting through out, custom blinds and window treatments and so much more. Parking the garage for 2 vehicles and 3 on the cement pad. The kitchen is a dream with, abundant counter space and cupboards with under lighting, walk in pantry with automatic light, 2019 top of the line Kitchen-aid whisper-quiet dishwasher and a new Moen kitchen faucet in 2019. Luxury wood laminate and Luxury vinyl floor replaced through out the home. 2 new HWT, furnace and electrical panel replaced in 2023. Along with a new fridge, stove and dryer in 2025. The VIEW!!! From both the upper and lower decks you overlook the beautiful pond and park that will delight the senses, or you can walk out directly onto the paths from your backyard gate. The feeling of privacy and the beauty of nature surround you. Your walk out basement opens to a gorgeous, fully fence, landscaped yard with mature trees and shrubs. Minimal



maintenance gardens boast fragrant lilacs, cherry, black current, and raspberry bushes, and a plum tree. There is even a dog run! The master bedroom is huge with a walk-in closet with automatic light, a 3 piece ensuite, main floor laundry and a bedroom that would be perfect for an office. Two more bedrooms downstairs and two bathrooms also downstairs, with one having a soaker tub. In the great room, it opens to the second floor with a gas fireplace that you can cozy up to on colder nights, and you can also enjoy being able to place a 16' Christmas tree in there.

Built in 2006

### **Essential Information**

MLS® #	A2217729
Price	\$499,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,939
Acres	0.17
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

### **Community Information**

Address	25 Pondside Crescent
Subdivision	Panorama Estates
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0G2

### **Amenities**

Parking Spaces	5
Parking	Double Garage Attached, Parking Pad
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Dog Run
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Irregular Lot, Landscaped, Lawn, No Neighbours Behind, Creek/River/Stream/Pond, Dog Run Fenced In, Sloped Down
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 5th, 2025
Days on Market	3
Zoning	R1A

## Listing Details

Listing Office	Royal LePage Network Realty Corp.
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