

# \$1,300,000 - 0, 5312, 5316, 5320, 5324 Westridge Drive, Blackfalds

---

MLS® #A2254091

**\$1,300,000**

0 Bedroom, 0.00 Bathroom, 6,764 sqft  
Multi-Family on 0.30 Acres

Harvest Meadows, Blackfalds, Alberta

Welcome to this 4-unit townhouse complex, thoughtfully designed for comfort, convenience, and lifestyle. Each unit features an attached single garage, walk-out basement to an awesome backyard, and picturesque views backing onto a serene pond and scenic walking paths—perfect for morning strolls or evening unwinding.

Property Highlights:

Three units offer 3 spacious bedrooms and 3 bathrooms

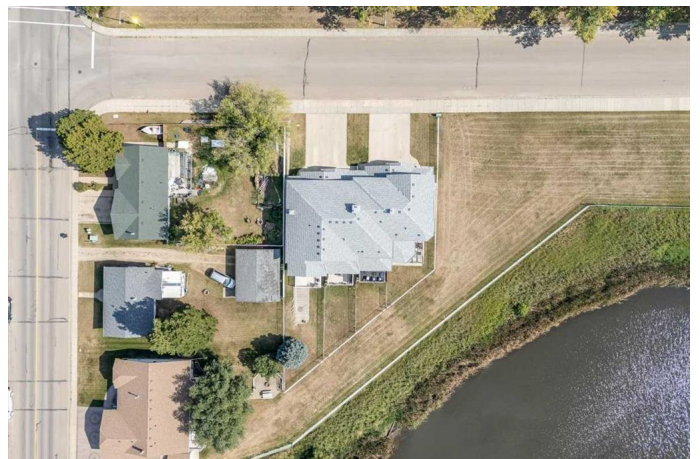
One unit features 2 oversized bedrooms, ideal for downsizers or small families

Nearly 1700 sq ft of above ground space per unit, plus expansive basements ready for development or extra storage

Beautifully landscaped backyards with direct access to nature trails and water views.

Located in a prime central location—just minutes from schools, shopping, restaurants, and the renowned Abbey Centre

Whether you're looking to live in one and rent the others, or expand your portfolio with a turnkey multi-family property, this gem offers the perfect blend of tranquility and urban convenience.



Built in 2004

## Essential Information

MLS® #                      A2254091

|                |               |
|----------------|---------------|
| Price          | \$1,300,000   |
| Bathrooms      | 0.00          |
| Square Footage | 6,764         |
| Acres          | 0.30          |
| Year Built     | 2004          |
| Type           | Multi-Family  |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                                           |
|-------------|-------------------------------------------|
| Address     | 0, 5312, 5316, 5320, 5324 Westridge Drive |
| Subdivision | Harvest Meadows                           |
| City        | Blackfalds                                |
| County      | Lacombe County                            |
| Province    | Alberta                                   |
| Postal Code | T0M 0J0                                   |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|              |                                                                   |
|--------------|-------------------------------------------------------------------|
| Appliances   | Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer |
| Heating      | Central, Natural Gas                                              |
| # of Stories | 2                                                                 |
| Has Basement | Yes                                                               |
| Basement     | Full, Partially Finished, Walk-Out                                |

### Exterior

|                 |                                                                                                  |
|-----------------|--------------------------------------------------------------------------------------------------|
| Lot Description | Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Landscaped, Lawn, Street Lighting |
| Roof            | Asphalt Shingle                                                                                  |
| Construction    | Concrete, Vinyl Siding, Wood Frame                                                               |
| Foundation      | Poured Concrete                                                                                  |

### Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | September 4th, 2025 |
|-------------|---------------------|

Days on Market      14  
Zoning                R-2

**Listing Details**

Listing Office        CIR Realty

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.