

\$509,900 - 4745 Aspen Lakes Boulevard, Blackfalds

MLS® #A2172965

\$509,900

3 Bedroom, 2.00 Bathroom, 1,371 sqft

Residential on 0.11 Acres

Aspen Lakes West, Blackfalds, Alberta

STUNNIING QUALITY BUILT MODIFIED
BILEVEL NEW BUILD BY SAN MARIA
HOMES IN ASPEN LAKES BLACKFALDS
WITH A S.W. FACING REAR YARD!

Beautiful tiled entry leading to the MAIN
LEVEL OPEN PLAN SOUTH FACING
LIVING/DINING/KITCHEN with luxury vinyl
plank flooring, vaulted ceilings and an
eye-catching electric fireplace with a
floor-to-ceiling dark grey stone surround.
Crisp white linen paint throughout. Impressive
and functional dream kitchen with dark coffee
bean maple cabinetry/quartz
countertops/center island with extended
breakfast bar/pantry and all stainless steel
kitchen appliances included. The dining area,
adjacent to the kitchen, is a good size with a
garden door out to the SW facing deck. Two
secondary bedrooms on the main level and a
4 pce main bath with quartz countertop. The
Primary Bedroom is on the upper level with a
magnificent walk-in-closet and 4 pce ensuite
with quartz countertop and tile floor.
Basement is open for development with 9 ft
ceilings... TAXES NOT YET ASSESSED.....

Built in 2024

Essential Information

MLS® # A2172965

Price \$509,900

Bedrooms 3



| | |
|----------------|-------------------|
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,371 |
| Acres | 0.11 |
| Year Built | 2024 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Modified Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 4745 Aspen Lakes Boulevard |
| Subdivision | Aspen Lakes West |
| City | Blackfalds |
| County | Lacombe County |
| Province | Alberta |
| Postal Code | T4M 0M9 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Vinyl Windows, Kitchen Island, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances | Dishwasher, Refrigerator, Electric Stove, Garage Control(s), Microwave Hood Fan |
| Heating | Forced Air, In Floor Roughed-In |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric, Living Room, Stone |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|-----------|
| Exterior Features | None |
| Lot Description | Back Lane |

| | |
|--------------|--------------------------|
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | October 16th, 2024 |
| Days on Market | 229 |
| Zoning | R1-M |

Listing Details

| | |
|----------------|----------------------|
| Listing Office | Century 21 Advantage |
|----------------|----------------------|



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