

# \$429,900 - 45 Anna Close, Blackfalds

MLS® #A2226371

**\$429,900**

3 Bedroom, 3.00 Bathroom, 1,344 sqft

Residential on 0.07 Acres

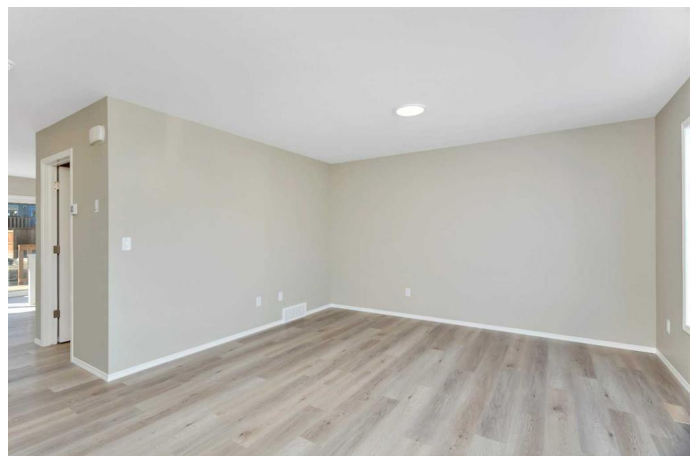
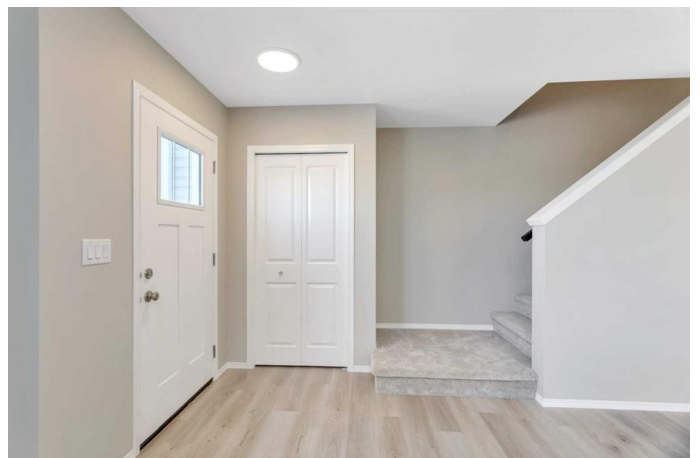
Aspen Lakes West, Blackfalds, Alberta

Investment opportunity or multi-family living in Aspen Lakes West! This modern 3-bedroom, 2.5-bathroom townhome offers stylish living on the main and upper levels—plus the added bonus of a fully self-contained 1-bedroom legal suite in the basement with a private entrance. The main home features an open-concept layout with a spacious kitchen, center island, and bright living/dining areas—perfect for hosting or relaxing. Upstairs, you'll find three well-sized bedrooms including a primary with walk-in closet and ensuite, as well as convenient upper-floor laundry. The legal suite below includes its own kitchen, full bathroom, and in-suite laundry—ideal for extended family or guests. Located in the desirable community of Aspen Lakes West, close to parks, trails, and schools, this is a smart and flexible homeownership option in the growing town of Blackfalds! PHOTOS ARE REPRESENTATIVE.

Built in 2025

## Essential Information

MLS® #	A2226371
Price	\$429,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,344



Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	45 Anna Close
Subdivision	Aspen Lakes West
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M0N1

**Amenities**

Parking Spaces	2
Parking	Off Street

**Interior**

Interior Features	Breakfast Bar, Kitchen Island, Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	Central
Cooling	None
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 28th, 2025
Days on Market	7
Zoning	R2

**Listing Details**

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