

# \$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

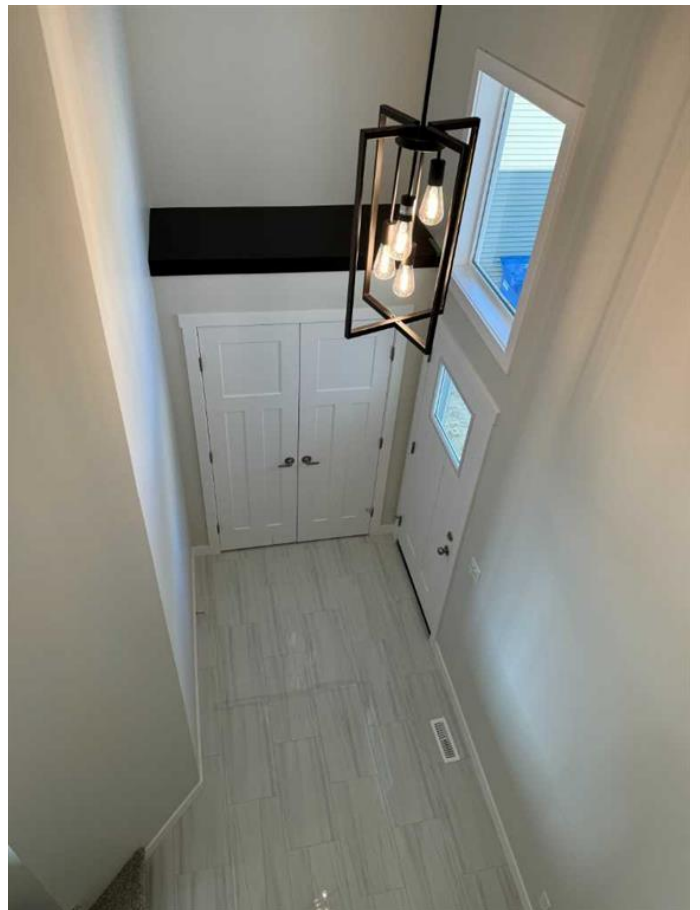
STUNNING QUALITY BUILT MODIFIED  
BILEVEL NEW BUILD BY SAN MARIA  
HOMES IN ASPEN LAKES BLACKFALDS  
WITH A S.W. FACING REAR YARD!

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, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator
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

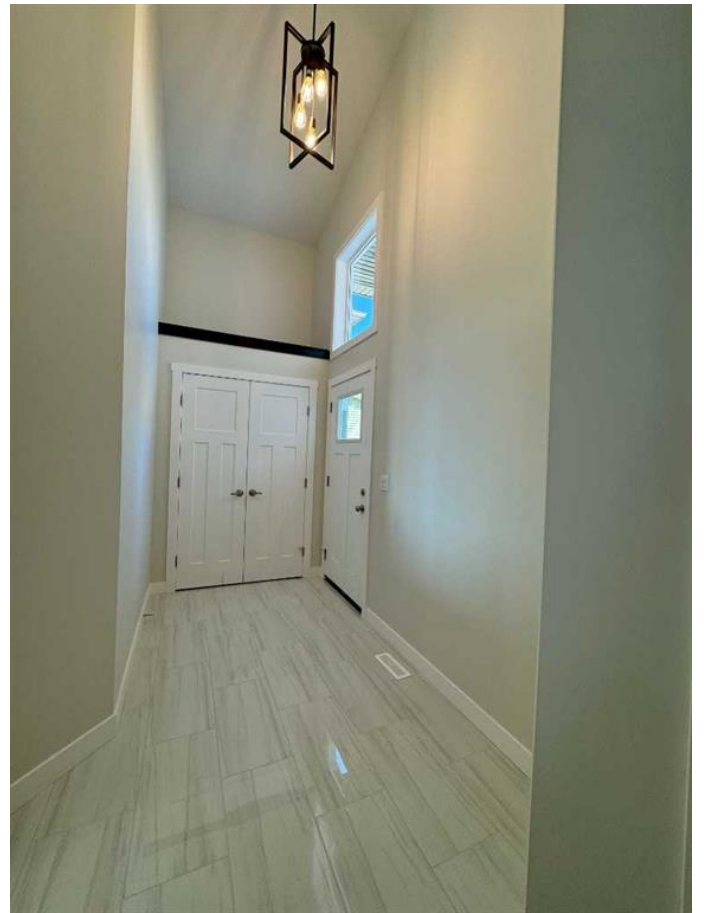
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

**Additional Information**

Date Listed October 16th, 2024  
Days on Market 175  
Zoning R1-M

**Listing Details**

Listing Office Century 21 Advantage



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