

# \$299,900 - 5312 Poplar Avenue, Blackfalds

MLS® #A2205526

**\$299,900**

3 Bedroom, 2.00 Bathroom, 866 sqft  
Residential on 0.14 Acres

Aspen, Blackfalds, Alberta

CUTE AS A BUTTON BUNGALOW IN A CONVENIENT LOCATION! This three bedroom, two bathroom home is an excellent property for that first time buyer, downsizer or investor. Great main floor layout with a bright living room with large east exposed windows. Galley style kitchen is functional with lots of cabinet and counterspace and offers a window above the sink. The four piece bathroom and two bedrooms on the main include the large primary bedroom with two closets. The lower level of the home has a spacious family room, third bedroom, two piece bath and utility room with the laundry. You'll love the size of the mature yard which features a large concrete patio off the side entrance of the house and leads to the 15' 10" x 24' 1" detached garage to accommodate your parking needs. This is an excellent neighborhood close to parks, schools and the Abbey Center. It's time to call this place home!

Built in 1978

## Essential Information

MLS® #	A2205526
Price	\$299,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	866



Acres	0.14
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	5312 Poplar Avenue
Subdivision	Aspen
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T0M 0J0

### **Amenities**

Parking Spaces	3
Parking	Parking Pad, Alley Access, Garage Faces Side, Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Laminate Counters, Closet Organizers
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Metal Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 25th, 2025
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Days on Market 9  
Zoning R1M

### **Listing Details**

Listing Office Royal LePage Network Realty Corp.

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