

# \$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

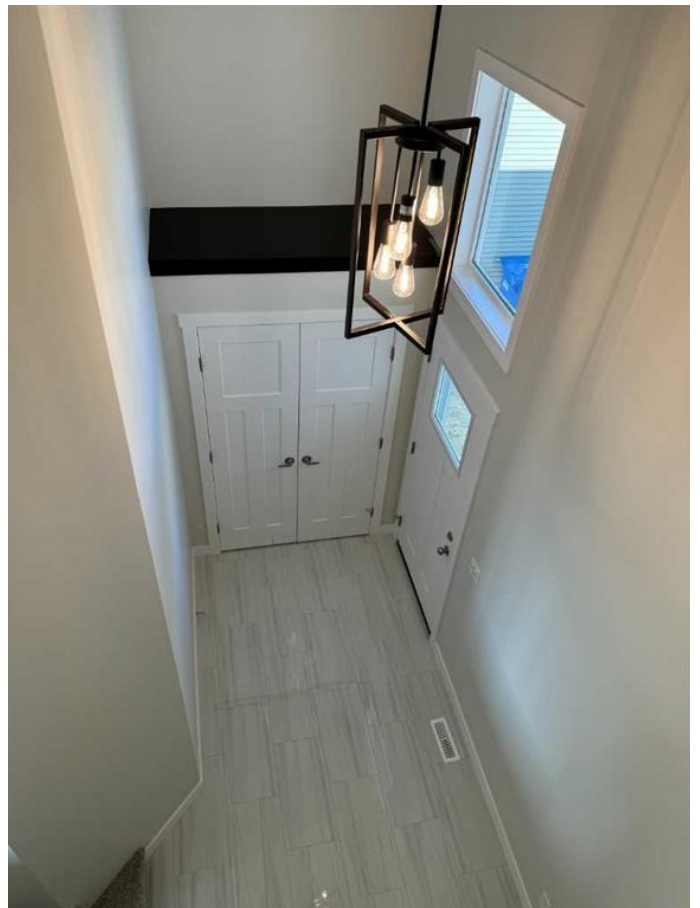
STUNNIING QUALITY BUILT MODIFIED  
BILEVEL NEW BUILD BY SAN MARIA  
HOMES IN ASPEN LAKES BLACKFALDS  
WITH A S.W. FACING REAR YARD!

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 | Kitchen Island, Quartz Counters, Walk-In Closet(s), Vinyl Windows, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, 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          | Unfinished, Full                                                                      |

### 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 | 198                |
| Zoning         | R1-M               |

**Listing Details**

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



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