# \$345,000 - 6 Ava Crescent, Blackfalds

MLS® #A2235003

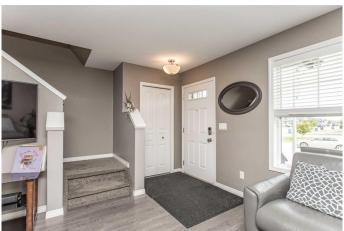
## \$345,000

3 Bedroom, 4.00 Bathroom, 1,268 sqft Residential on 0.05 Acres

Aspen Lakes West, Blackfalds, Alberta

Stop the car! Is that a townhouse for sale, surrounded by all of those newly built townhouses, but this one is fully finished and ready to move into? You bet it is. This gently used home offers the signature open concept main level with beautiful laminate floors, a kitchen with island and pantry storage, and a spacious living room and dining room. A little half bath is tucked around the corner next to the back door. The upper floor houses a full bath and three large bedrooms, including a primary with three piece ensuite. This owner thoughtfully had Falcon Homes finish the basement when he bought, so it has the same materials, fixtures and finishing as the other two floors. It features French doors leading into a large rec space currently housing the worlds best roommate - but it could be a family room or media room or whatever you dream it to be. There is a walk-in closet, big bright window, and access to the full 4 piece bath. A tidy little fenced yard, a deck for the BBQ, and a gravel parking pad for two finishes it off. Move right in and enjoy, this one needs nothing but your own little special touches.







Built in 2016

#### **Essential Information**

MLS® # A2235003 Price \$345,000

Bedrooms 3

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 1,268 Acres 0.05

Year Built 2016

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 6 Ava Crescent

Subdivision Aspen Lakes West

City Blackfalds

County Lacombe County

Province Alberta
Postal Code T4M 0M9

#### **Amenities**

Parking Spaces 2

Parking Off Street

#### Interior

Interior Features Closet Organizers, French Door, Kitchen Island, Open Floorplan,

Walk-In Closet(s)

Appliances Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer

Stacked, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Other

Lot Description Back Lane, Back Yard, Lawn

Roof Asphalt Shingle
Construction Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed June 27th, 2025

Days on Market 13 Zoning R2

# **Listing Details**

Listing Office Century 21 Maximum

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