

# \$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
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