

# \$365,500 - 98 Ava Crescent, Blackfalds

MLS® #A2237605

## \$365,500

3 Bedroom, 2.00 Bathroom, 1,361 sqft  
Residential on 0.11 Acres

Aspen Lakes West, Blackfalds, Alberta

This well-maintained 3-bedroom, 2-bathroom semi-detached, two-storey home built in 2020 offers modern comfort and durability, with 5 years of Alberta new home warranty remaining. Pride of ownership is evident throughout, featuring an attached finished garage and a fully fenced, south-facing backyard that opens via the back gate to the Trans Canada Trail leading to Lacombe. The inviting covered front veranda welcomes you into a spacious foyer and an open-concept main floor with 9-foot ceilings, enhancing the sense of space. The functional kitchen boasts ample maple cabinetry with a built-in pantry and pots-and-pans drawers, a large island with an eating bar, tile backsplash, stainless steel appliances, and a window overlooking the backyard. An under-sink reverse osmosis water system adds convenience. The kitchen seamlessly connects to the dining area with sliding doors to a south-facing deck, perfect for outdoor entertainment. A convenient two-piece bathroom completes the main level. Upstairs, the primary bedroom comfortably fits a king-sized bed and includes a walk-in closet and a cheater door to a spacious five-piece bathroom with dual sinks. Two additional good-sized bedrooms and an upper-level laundry enhance everyday convenience. The unfinished basement has roughed-in plumbing for an additional bathroom, bedrooms, or a family room, offering versatile space for future customization. The finished attached garage provides extra parking, complemented by



driveway space. The backyard features a manicured lawn, trees, and a back gate that opens to walking trails, making outdoor recreation easily accessible. Additional security is provided by a keypad lock on the front door. This property is ideally situated in Aspen Lakes Subdivision, near the Abbey Centre, only two blocks from the new Catholic school under construction, shopping, and provides convenient access to the QEII for easy commuting.

Built in 2020

**Essential Information**

MLS® #	A2237605
Price	\$365,500
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,361
Acres	0.11
Year Built	2020
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	98 Ava Crescent
Subdivision	Aspen Lakes West
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0M8

**Amenities**

Parking Spaces	2
Parking	Front Drive, Concrete Driveway, Single Garage Attached

# of Garages	1
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## Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s), Bathroom Rough-in
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplaces	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, City Lot, Landscaped, Lawn, No Neighbours Behind, Private, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Manufactured Floor Joist, Silent Floor Joists, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 4th, 2025
Days on Market	4
Zoning	R2

## Listing Details

Listing Office	Coldwell Banker Ontrack Realty
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