

# \$349,900 - 22 Anna Close, Blackfalds

MLS® #A2242583

## \$349,900

3 Bedroom, 3.00 Bathroom, 1,320 sqft  
Residential on 0.05 Acres

Aspen Lakes West, Blackfalds, Alberta

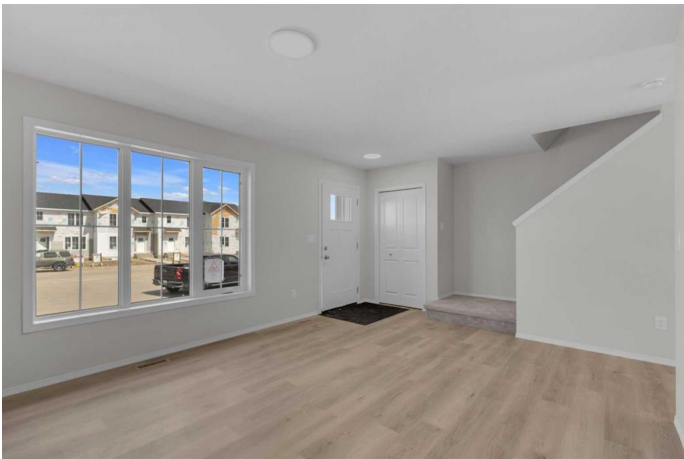
A smart investment in Aspen Lakes West! This modern 3-bed, 2.5-bath townhome offers strong rental or resale potential in one of Blackfalds’s fastest-growing communities. Enjoy a bright open layout, modern kitchen with center island, and spacious upstairs bedrooms, including a primary with walk-in closet and ensuite. Laundry is conveniently located on the upper level. Close to schools, parks, and trails, this property blends lifestyle appeal with long-term value. PHOTOS ARE REPRESENTATIVE

Built in 2025

### Essential Information

MLS® #	A2242583
Price	\$349,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,320
Acres	0.05
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information



Address	22 Anna Close
Subdivision	Aspen Lakes West
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0N1

### Amenities

Parking Spaces	2
Parking	Off Street

### Interior

Interior Features	Kitchen Island, Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Electric, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, City Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 25th, 2025
Days on Market	2
Zoning	R2

### Listing Details

Listing Office	The Agency North Central Alberta
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