# \$509,900 - 4745 Aspen Lakes Boulevard, Blackfalds

MLS® #A2172965

#### \$509,900

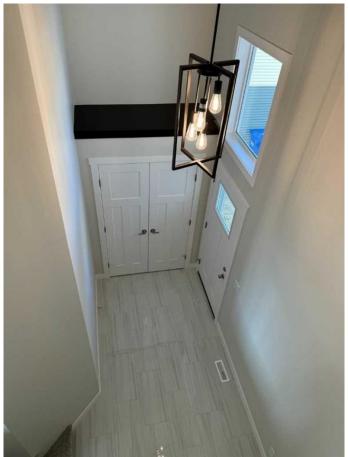
3 Bedroom, 2.00 Bathroom, 1,371 sqft Residential on 0.11 Acres

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
Туре	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 FeaturesNoneLot DescriptionBack Lane

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

# **Additional Information**

Date Listed	October 16th, 2024
Days on Market	210
Zoning	R1-M

# **Listing Details**

Listing Office

Century 21 Advantage



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.