

# \$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
Type	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 Features	None
Lot Description	Back Lane

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

**Additional Information**

Date Listed	October 16th, 2024
Days on Market	198
Zoning	R1-M

**Listing Details**

Listing Office	Century 21 Advantage
----------------	----------------------



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