

# \$349,900 - 25 Arlen Close, Blackfalds

MLS® #A2215111

**\$349,900**

4 Bedroom, 4.00 Bathroom, 1,279 sqft

Residential on 0.05 Acres

Aspen Lakes West, Blackfalds, Alberta

Welcome to 25 Arlen Close in Blackfalds, a beautifully maintained two-storey townhouse offering a perfect blend of comfort, style, and functionality. Built in 2017 by award-winning Falcon Homes, this property is ideal for families, first-time buyers, or anyone looking for a move-in ready home without the burden of condo fees. Step inside to an open-concept main floor that is both bright and inviting, featuring a spacious living room, large dining area, and a modern kitchen complete with a central island, dark-stained cabinetry, and stylish tile accents. Durable laminate flooring runs throughout the main level, creating a warm and cohesive space that's perfect for everyday living or entertaining. Upstairs, you'll find three bedrooms, including a generous primary suite with its own private ensuite, while an additional four-piece bath completes the upper level.

The fully finished basement adds even more living space with a comfortable family room, a fourth bedroom, and another full bathroom, providing flexibility for guests, a home office, or a teenager's retreat. Enjoy summer days on the south-facing back deck overlooking a fully landscaped and fenced yard, offering privacy and a great space for BBQs and gatherings. Practical touches include a gravel parking pad at the rear with paved alley access, additional front street parking, and the bonus of central air conditioning to keep you cool during Alberta's warm summers.



Located in a quiet cul-de-sac, this home offers quick access to nearby parks, playgrounds, and the Abbey Centre, one of Central Alberta’s premier recreational facilities. Blackfalds is a growing and vibrant community known for its family-friendly atmosphere, extensive trail systems, spray parks, and excellent schools, all just minutes from Red Deer. Whether you’re looking for your first home or a smart investment, 25 Arlen Close is ready to welcome you with style, space, and a fantastic location.

Built in 2017

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2215111      |
| Price          | \$349,900     |
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,279         |
| Acres          | 0.05          |
| Year Built     | 2017          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 25 Arlen Close   |
| Subdivision | Aspen Lakes West |
| City        | Blackfalds       |
| County      | Lacombe County   |
| Province    | Alberta          |
| Postal Code | T4M0N2           |

**Amenities**

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 3                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Vinyl Windows                     |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked |
| Heating           | Forced Air, Natural Gas                                                                               |
| Cooling           | Central Air                                                                                           |
| Has Basement      | Yes                                                                                                   |
| Basement          | Finished, Full                                                                                        |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Private Yard                       |
| Lot Description   | Rectangular Lot                    |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 7                |
| Zoning         | R2               |

### Listing Details

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

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