

# \$399,900 - 25 Anna Close, Blackfalds

MLS® #A2226375

**\$399,900**

3 Bedroom, 3.00 Bathroom, 1,344 sqft

Residential on 0.06 Acres

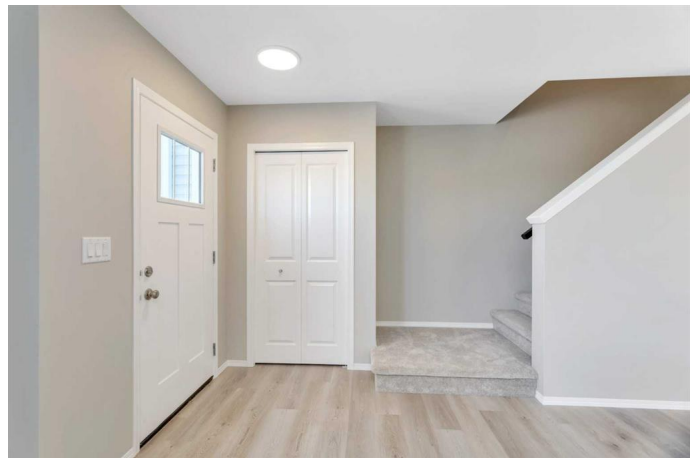
Aspen Lakes West, Blackfalds, Alberta

Smart design and future potential in Aspen Lakes West! This modern 3-bedroom, 2.5-bathroom townhome offers comfortable and stylish living across two levels—plus the added value of a separate entrance to an unfinished basement designed for a 1-bedroom legal suite. The main home features an open-concept layout with a spacious kitchen, center island, and bright living/dining areas that are perfect for family life or entertaining. Upstairs, you’ll find three well-sized bedrooms, including a primary with a walk-in closet and ensuite, along with convenient upper-floor laundry. The basement has been thoughtfully laid out with legal suite rough-ins already in place, offering flexibility for future development to suit your needs. Located in the desirable community of Aspen Lakes West, just steps from parks, trails, and schools—this home delivers both lifestyle and long-term potential in growing Blackfalds! PHOTOS ARE REPRESENTATIVE

Built in 2025

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2226375  |
| Price      | \$399,900 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 1,344         |
| Acres          | 0.06          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 25 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 | Breakfast Bar, Quartz Counters   |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Baseboard, Central   |
| 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    | May 28th, 2025 |
| Days on Market | 5              |

Zoning

R2

## **Listing Details**

Listing Office

The Agency North Central Alberta

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