



**69 Willow Road**  
**Blackfalds, Alberta**

**MLS # A2283710**

**\$334,900**



<b>Division:</b>	Aspen Lake		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,400 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Garage Faces Front, Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 359
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Fridge, stove, dishwasher, otr microwave, washer, dryer, window coverings.

A brand new townhouse in The Willows with a front attached garage! The main floor has an open style floor plan with vinyl plank flooring. The U shaped kitchen features a raised eating bar, stainless steel appliances and a walk in pantry. The dining room has a patio door out to the 10x10 deck. Relax in the living room that is flooded with natural light. Upstairs features a king sized primary bedroom with a walk in closet and a 4 piece ensuite. There are two additional bedrooms, a 4 piece bathroom and upper floor laundry for your convenience. Washer & dryer included. Window coverings are included on all main floor and upper floor windows. The basement is ready for your development. You'll enjoy the convenience of condo living with a fully landscaped yard, vinyl fence and underground sprinklers.