



**128 Almond Crescent
Blackfalds, Alberta**

MLS # A2315550



\$448,900

Division:	Aspen Lake		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,038 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Double Garage Detached, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: n/a

This fully developed bi level offers 3 bedrooms plus a den, 2 bathrooms, a detached oversized double garage, RV parking, and a massive pie shaped lot in a family friendly location. A covered front entry welcomes you into a bright foyer, while the spacious living room features a large west facing bay window that fills the home with natural light. The kitchen offers a functional layout with ample cabinetry, granite countertops, tile backsplash, wall pantry, and a window overlooking the backyard. The adjoining dining area provides garden door access to the covered deck, creating a seamless indoor outdoor living space. The primary bedroom is generously sized and can easily accommodate a king size suite, complete with an oversized walk in closet. A beautifully updated main bathroom features a dual vanity, glass shower, and convenient main floor laundry. The fully finished basement offers large above grade windows, a spacious family room, two additional bedrooms, a den, and a 4 piece bathroom providing plenty of room for family, guests, or a home office. Outside, the huge backyard is fenced and offers back alley access, extensive landscaping, RV parking, and plenty of space for outdoor enjoyment. Ideally located close to parks, playgrounds, walking trails, Aspen Lakes, the Abbey Centre, and with easy access to Highway 2. Recent updates include: electric fireplace, flooring in the living room and primary bedroom, extensive landscaping, fresh paint throughout, updated light fixtures, dishwasher (2024), washer/dryer (2023). 2026 Behr 2026 Color of the year Hidden Gem is the lower kitchen cabinet colour (In person or the swatch with give a true representation of the colour).