



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

142 Ava Crescent
Blackfalds, Alberta

MLS # A2332356



\$410,000

Division:	Aspen Lakes West		
Type:	Residential/Five Plus		
Style:	Bi-Level		
Size:	812 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	City Lot		

Heating:	Forced Air
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R2
Utilities:	-

Inclusions: Fridge, Stove, Dishwasher, microwave/hood, Washer & Dryer, Freezer, all blinds and window coverings, 1 garage remote, primary shower curtain

Designed with everyday living in mind, this thoughtfully laid out townhouse offers the perfect balance of comfort, functionality, and flexibility. The upper level serves as the heart of the home, featuring a bright and inviting living room, a functional kitchen with extra cabinetry for exceptional storage, a spacious primary bedroom, and a 4 piece bathroom—all thoughtfully arranged to create an open, connected living space. The lower level offers three additional bedrooms (one with a large walk in closet), each with large windows that fill the rooms with natural light, providing versatile space for children, guests, a home office, or hobbies. A second 4 piece bathroom adds everyday convenience for family or visitors. Step outside to a large deck that expands your living space and overlooks a generous backyard, perfect for summer BBQs, gardening, or simply relaxing outdoors. The property also features a double detached garage that is insulated and drywalled, complete with a gas line already in place for a future heater if desired. For those with recreational vehicles or extra toys, you'll appreciate the RV parking with a convenient rolling gate, along with an RV plug and an additional exterior electrical outlet located on the outside of the garage. Ideally situated close to the Abbey Centre, schools, and playgrounds, this home offers the convenience of nearby recreation and amenities while providing a practical floor plan that adapts to your lifestyle. Whether you're looking for room to grow, space to work from home, or a home that's move in ready with thoughtful upgrades, this welcoming property is ready for its next chapter. Other updates include; a Reverse Osmosis drinking water system (new tank and new water filters, July 2026), replaced two elements in the the hot water tank (July 2026).

Copyright (c) 2026 Yuri Smith. Listing data courtesy of Royal LePage Network Realty Corp.. Information is believed to be reliable but not guaranteed.