



GRASSROOTS
REALTY GROUP

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69 Willow Road
Blackfalds, Alberta

MLS # A2341758



\$334,900

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

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

Inclusions: Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings, Garage Doorx 1, Garage Control x 1

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.