



GRASSROOTS
REALTY GROUP

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**4754 Aspen Lakes Boulevard
Blackfalds, Alberta**

MLS # A2347255



\$435,000

Division:	Aspen Lake		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,252 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R1M
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Pantry		

Inclusions:	N/A
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Freshly painted and ready for new owners! This well-designed bi-level offers over 1,200 sq. ft. of comfortable main-floor living with 3 bedrooms, 2 bathrooms and an attached double garage. The bright, open-concept layout is ideal for everyday living and entertaining, with a spacious kitchen offering rich maple cabinetry, plenty of counter and storage space, a large island and pantry. The adjoining dining and living areas are filled with natural light, while a cozy gas fireplace creates a welcoming focal point. The primary bedroom features a walk-in closet and private 4-piece ensuite, with two additional bedrooms and another full bathroom completing the main level. The unfinished basement offers plenty of opportunity to create additional bedrooms, a family room, home gym or whatever best suits your needs. A rear deck provides additional outdoor living space, and the home is conveniently located in Aspen Lakes with easy access to parks and amenities in Blackfalds. Move-in ready and waiting for its next owners!