

# \$469,900 - 4825 Aspen Lakes Boulevard, Blackfalds

MLS® #A2191380

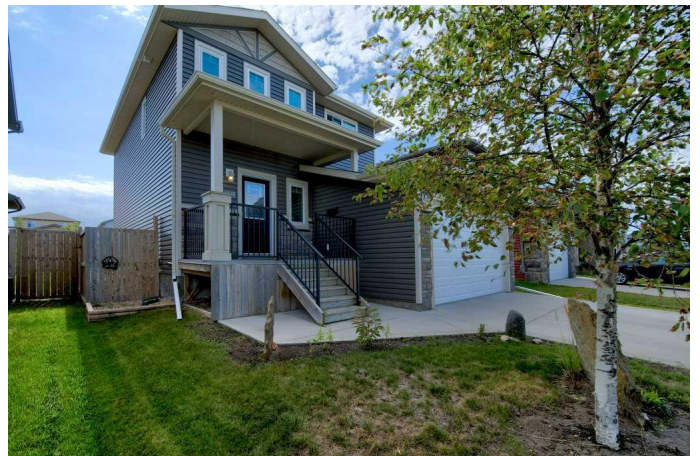
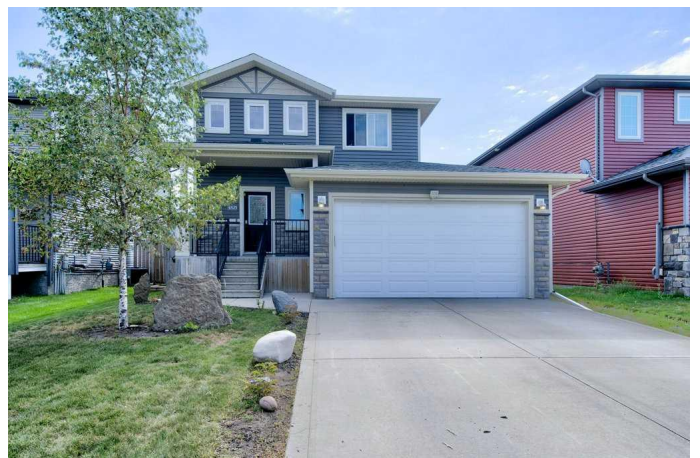
**\$469,900**

4 Bedroom, 3.00 Bathroom, 1,569 sqft

Residential on 0.12 Acres

Aspen Lake, Blackfalds, Alberta

Welcome to this beautiful two-storey home located in the desirable Aspen Lakes subdivision in Blackfalds. As you approach the property, you'll be greeted by its charming curb appeal, featuring a covered front veranda perfect for relaxing and enjoying the neighborhood. Step inside, and you'll immediately notice the bright and welcoming entryway. The layout is incredibly functional, with a spacious front entry that includes ample closet space for coats and shoes. Moving down the hall, past a convenient half bath, you'll find the heart of the home: an open-concept kitchen, dining, and living area with large windows facing south. This space is ideal for hosting family and friends. The kitchen is a chef's dream, featuring beautiful granite countertops, a large center island, plenty of counter space, and a generous walk-in pantry. The adjacent living room offers enough space for various furniture arrangements, making it easy to create a cozy and inviting living area that suits your style. Upstairs, you'll find two well-sized bedrooms and a large master suite that's a true retreat. The master bedroom comes complete with a fantastic walk-in closet and a full ensuite bathroom featuring a double vanity. It's the perfect space to relax and unwind at the end of the day. The partially finished basement includes one completed bedroom, offering the potential for a growing family to finish the remaining basement to suite their family needs. Outside, the backyard is a true



oasis designed for outdoor enjoyment. It features a lovely gazebo for unwinding, a fire pit for cozy evenings, and built-in bench seating perfect for gathering with family and friends. The yard is spacious and well-maintained, with two storage sheds for added convenience, and both the front and back yards have been thoughtfully landscaped. This home truly has it all and is ready for its next family to move in and make it their own happy place. Don't miss out on this fantastic opportunity to own a beautiful home in a great neighborhood!

Built in 2013

### Essential Information

MLS® #	A2191380
Price	\$469,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,569
Acres	0.12
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	4825 Aspen Lakes Boulevard
Subdivision	Aspen Lake
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T0M 0J0

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Off Street
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Pantry, See Remarks
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Fire Pit
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 3rd, 2025
Days on Market	60
Zoning	R1M

### **Listing Details**

Listing Office	Royal LePage Network Realty Corp.
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