

# \$509,900 - 4745 Aspen Lakes Boulevard, Blackfalds

MLS® #A2172965

**\$509,900**

3 Bedroom, 2.00 Bathroom, 1,371 sqft  
Residential on 0.11 Acres

Aspen Lakes West, Blackfalds, Alberta

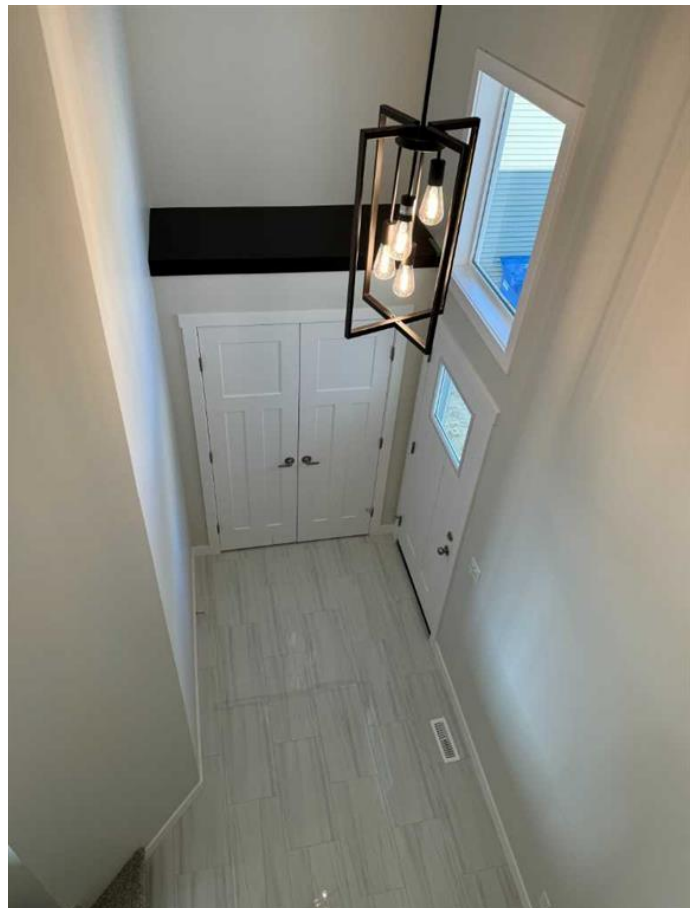
STUNNIING QUALITY BUILT MODIFIED  
BILEVEL NEW BUILD BY SAN MARIA  
HOMES IN ASPEN LAKES BLACKFALDS  
WITH A S.W. FACING REAR YARD!

Beautiful tiled entry leading to the MAIN  
LEVEL OPEN PLAN SOUTH FACING  
LIVING/DINING/KITCHEN with luxury vinyl  
plank flooring, vaulted ceilings and an  
eye-catching electric fireplace with a  
floor-to-ceiling dark grey stone surround.  
Crisp white linen paint throughout. Impressive  
and functional dream kitchen with dark coffee  
bean maple cabinetry/quartz  
countertops/center island with extended  
breakfast bar/pantry and all stainless steel  
kitchen appliances included. The dining area,  
adjacent to the kitchen, is a good size with a  
garden door out to the SW facing deck. Two  
secondary bedrooms on the main level and a  
4 pce main bath with quartz countertop. The  
Primary Bedroom is on the upper level with a  
magnificent walk-in-closet and 4 pce ensuite  
with quartz countertop and tile floor.  
Basement is open for development with 9 ft  
ceilings... TAXES NOT YET ASSESSED.....

Built in 2024

## Essential Information

MLS® #	A2172965
Price	\$509,900
Bedrooms	3



Bathrooms	2.00
Full Baths	2
Square Footage	1,371
Acres	0.11
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

### Community Information

Address	4745 Aspen Lakes Boulevard
Subdivision	Aspen Lakes West
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0M9

### Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Vinyl Windows, Kitchen Island, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Refrigerator, Electric Stove, Microwave Hood Fan
Heating	Forced Air, In Floor Roughed-In
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Stone
Has Basement	Yes
Basement	Unfinished, Full

### Exterior

Exterior Features	None
Lot Description	Back Lane

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	October 16th, 2024
Days on Market	196
Zoning	R1-M

**Listing Details**

Listing Office	Century 21 Advantage
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