

\$419,900 - 30 Anna Close, Blackfalds

MLS® #A2255932

\$419,900

3 Bedroom, 3.00 Bathroom, 1,320 sqft

Residential on 0.06 Acres

Aspen Lakes West, Blackfalds, Alberta

AVAILABLE IMMEDIATELY. Thoughtfully planned 3-bedroom, 2.5-bathroom townhome in Aspen Lakes West! This modern townhome offers functional living across two levels, with the additional benefit of a fully developed 1-bedroom legal basement suite. Enjoy a spacious kitchen with a center island, open dining and living spaces for gathering, and three generously sized bedrooms upstairs. The primary bedroom includes a walk-in closet and ensuite, while the upper-floor laundry adds ease to your daily routine. Large windows bring in natural light throughout the home, creating a bright and welcoming atmosphere. Outside, the deck, fencing, and sod are already completed, so you can move in and start enjoying right away. Both the main home and basement suite are equipped with their own washer and dryer, giving each space added convenience and independence. This home is ideally located within walking distance to schools, the Abbey Centre, skate park, BMX and bike skills park, and nearby shops and conveniences.

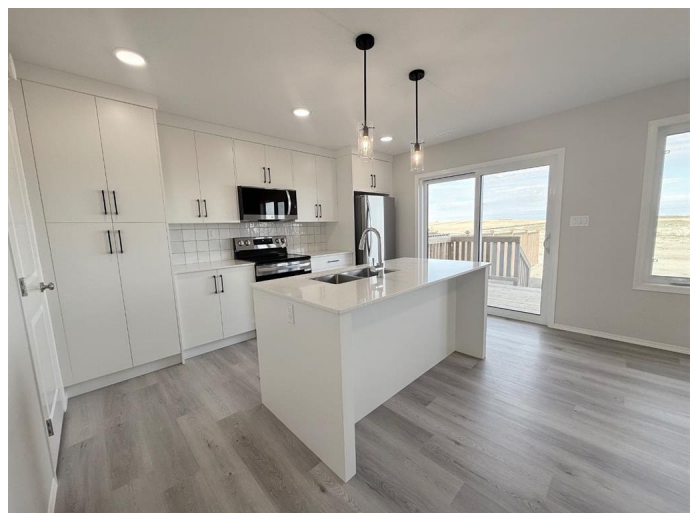
Whether you're looking for a comfortable place to call home or a smart investment, 30 Anna Close is ready for you!

Built in 2024

Essential Information

MLS® # A2255932

Price \$419,900



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,320
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	30 Anna Close
Subdivision	Aspen Lakes West
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0N1

Amenities

Parking Spaces	3
Parking	Off Street

Interior

Interior Features	Kitchen Island, Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, City Lot
Roof	Asphalt Shingle, Metal, Vinyl
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 22nd, 2025
Days on Market	23
Zoning	R2

Listing Details

Listing Office	The Agency North Central Alberta
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.