

# \$399,900 - 25 Anna Close, Blackfalds

MLS® #A2226375

**\$399,900**

3 Bedroom, 3.00 Bathroom, 1,344 sqft

Residential on 0.06 Acres

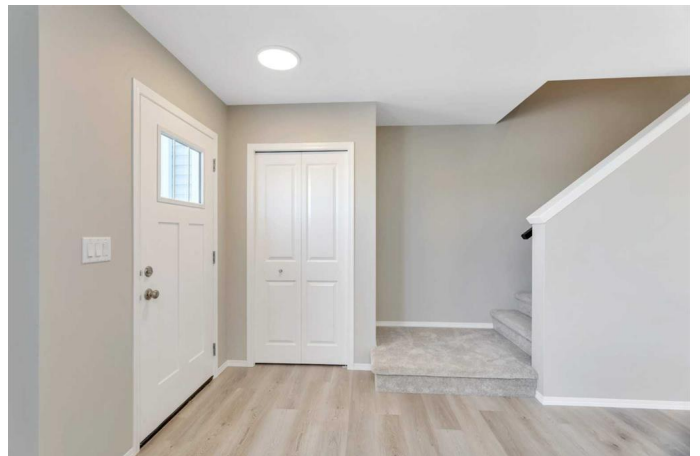
Aspen Lakes West, Blackfalds, Alberta

Smart design and future potential in Aspen Lakes West! This modern 3-bedroom, 2.5-bathroom townhome offers comfortable and stylish living across two levels—plus the added value of a separate entrance to an unfinished basement designed for a 1-bedroom legal suite. The main home features an open-concept layout with a spacious kitchen, center island, and bright living/dining areas that are perfect for family life or entertaining. Upstairs, you’ll find three well-sized bedrooms, including a primary with a walk-in closet and ensuite, along with convenient upper-floor laundry. The basement has been thoughtfully laid out with legal suite rough-ins already in place, offering flexibility for future development to suit your needs. Located in the desirable community of Aspen Lakes West, just steps from parks, trails, and schools—this home delivers both lifestyle and long-term potential in growing Blackfalds! PHOTOS ARE REPRESENTATIVE

Built in 2025

## Essential Information

MLS® #	A2226375
Price	\$399,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	1,344
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	25 Anna Close
Subdivision	Aspen Lakes West
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0N1

### Amenities

Parking Spaces	2
Parking	Off Street

### Interior

Interior Features	Breakfast Bar, Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Baseboard, Central
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

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

### Additional Information

Date Listed	May 28th, 2025
Days on Market	25

Zoning

R2

## **Listing Details**

Listing Office

The Agency North Central Alberta

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