

\$429,900 - 45 Anna Close, Blackfalds

MLS® #A2226371

\$429,900

3 Bedroom, 3.00 Bathroom, 1,344 sqft

Residential on 0.07 Acres

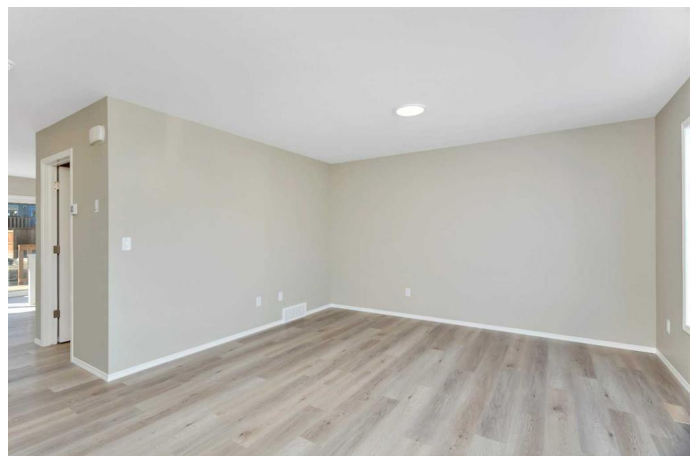
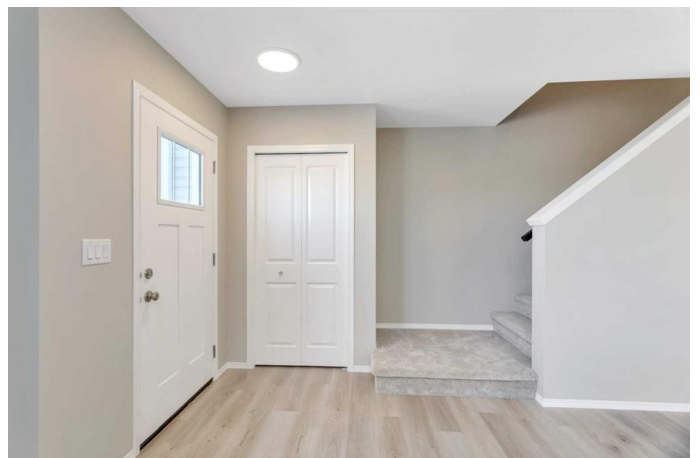
Aspen Lakes West, Blackfalds, Alberta

Investment opportunity or multi-family living in Aspen Lakes West! This modern 3-bedroom, 2.5-bathroom townhome offers stylish living on the main and upper levels—plus the added bonus of a fully self-contained 1-bedroom legal suite in the basement with a private entrance. The main home features an open-concept layout with a spacious kitchen, center island, and bright living/dining areas—perfect for hosting or relaxing. Upstairs, you'll find three well-sized bedrooms including a primary with walk-in closet and ensuite, as well as convenient upper-floor laundry. The legal suite below includes its own kitchen, full bathroom, and in-suite laundry—ideal for extended family or guests. Located in the desirable community of Aspen Lakes West, close to parks, trails, and schools, this is a smart and flexible homeownership option in the growing town of Blackfalds! PHOTOS ARE REPRESENTATIVE.

Built in 2025

Essential Information

MLS® #	A2226371
Price	\$429,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,344



Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	45 Anna Close
Subdivision	Aspen Lakes West
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M0N1

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Breakfast Bar, Kitchen Island, Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	Central
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	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	9
Zoning	R2

Listing Details

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.