

# \$515,900 - 4972 Aspen Lakes Boulevard, Blackfalds

MLS® #A2220788

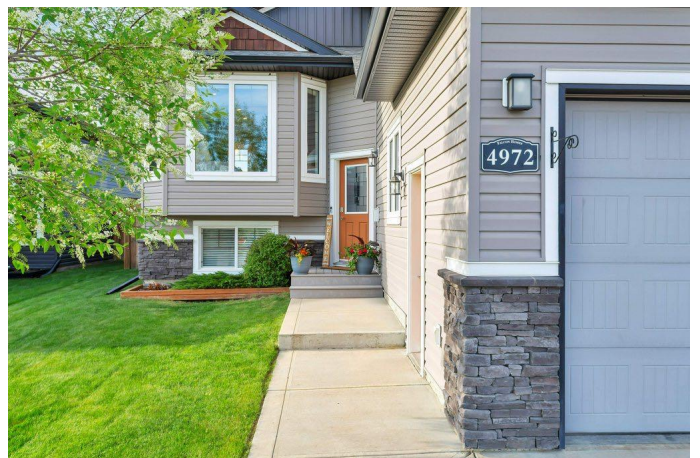
**\$515,900**

4 Bedroom, 3.00 Bathroom, 1,320 sqft

Residential on 0.10 Acres

Aspen Lakes West, Blackfalds, Alberta

Welcome to your dream family home, perfectly nestled in a vibrant, family-oriented neighbourhood. This stunning 4-bedroom residence offers the ideal blend of modern comfort and serene privacy, ready to welcome its next owners. Step inside to a bright, open-concept main floor bathed in natural light. The heart of the home is the cozy living room, featuring a gas fireplace—perfect for family gatherings or quiet evenings. The kitchen boasts ample cabinetry, sleek countertops, and a spacious dining area, ideal for hosting meals and making memories. The upper floor houses an impressive master suite, your private oasis with a luxurious ensuite and generous closet space. Two additional well-appointed bedrooms on the main level provide plenty of room for kids, guests, or a home office. Downstairs, a fully finished basement offers a fourth bedroom, bathroom, a versatile rec room, and extra storage, catering to all your family's needs. The newly installed AC unit (2024) keeps the home cool and comfortable year-round. With no homes directly behind, you'll relish unobstructed views and a sense of seclusion rare in such a connected community. Located in a sought-after neighbourhood, this home is surrounded by family-friendly amenities, including parks, playgrounds, and the Abbey Centre recreation facilities nearby. Whether you're exploring the trails or enjoying the tight-knit community vibe, this location is perfect for active families. Move-in ready and



meticulously maintained, this home is waiting for you to start your next chapter. Donâ€™t miss the chance to own this gem!

Built in 2015

**Essential Information**

MLS® #	A2220788
Price	\$515,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,320
Acres	0.10
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

**Community Information**

Address	4972 Aspen Lakes Boulevard
Subdivision	Aspen Lakes West
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M0J1

**Amenities**

Parking Spaces	3
Parking	Double Garage Attached, Parking Pad
# of Garages	2

**Interior**

Interior Features	Ceiling Fan(s), Central Vacuum, Kitchen Island, No Smoking Home,
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	Sump Pump(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer
Heating	In Floor, Forced Air, Hot Water, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Yard, Lawn, Low Maintenance Landscape
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 14th, 2025
Days on Market	4
Zoning	R1M

## Listing Details

Listing Office	CIR Realty
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