

# \$329,900 - 1 Anna Close, Blackfalds

MLS® #A2246626

**\$329,900**

3 Bedroom, 3.00 Bathroom, 1,271 sqft  
Residential on 0.09 Acres

Aspen Lakes West, Blackfalds, Alberta

Welcome to this bright and stylish 3 bedroom, 2.5 bath end-unit townhouse, perfectly situated in one of Blackfalds's™ most family-friendly communities. With its prime location close to the Abbey Centre, walk-in clinic, shopping, and everyday conveniences, this home blends modern living with unbeatable accessibility.

Step inside to discover a light-filled, open-concept layout with plenty of natural light streaming through large windows. The modern finishes throughout create a fresh and inviting atmosphere, while central air-conditioning ensures year-round comfort.

Upstairs, you'll find three spacious bedrooms, including a comfortable primary retreat, plus a full bathroom. The unfinished basement offers a blank canvas to design your dream space, whether that's a family room, home office, or gym.

As an end unit, this townhouse provides extra privacy, additional windows, and a bit more outdoor space to enjoy. The landscaped yard features various shrubs and mature trees, including apple trees, perfect for those who appreciate greenery and a touch of nature at home.

Whether you're starting out, downsizing, or looking for an investment, this property checks all the boxes for modern, low-maintenance living in a welcoming



neighborhood.

Built in 2018

### Essential Information

MLS® #	A2246626
Price	\$329,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,271
Acres	0.09
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	1 Anna Close
Subdivision	Aspen Lakes West
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0N1

### Amenities

Parking Spaces	2
Parking	Alley Access, Off Street, Parking Pad

### Interior

Interior Features	Breakfast Bar, Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air

Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, Private, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 12th, 2025
Days on Market	2
Zoning	R-2

## Listing Details

Listing Office	RE/MAX real estate central alberta
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