

\$429,900 - 45 Anna Close, Blackfalds

MLS® #A2226371

\$429,900

3 Bedroom, 3.00 Bathroom, 1,344 sqft

Residential on 0.07 Acres

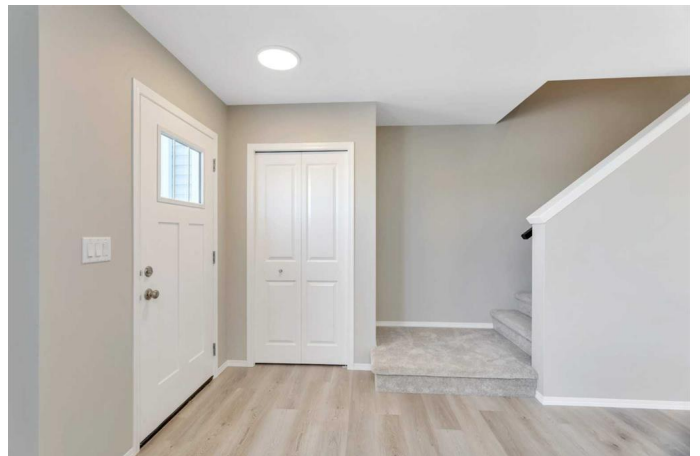
Aspen Lakes West, Blackfalds, Alberta

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 | 21 |
| Zoning | R2 |

Listing Details

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