

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

MLS® #A2220788

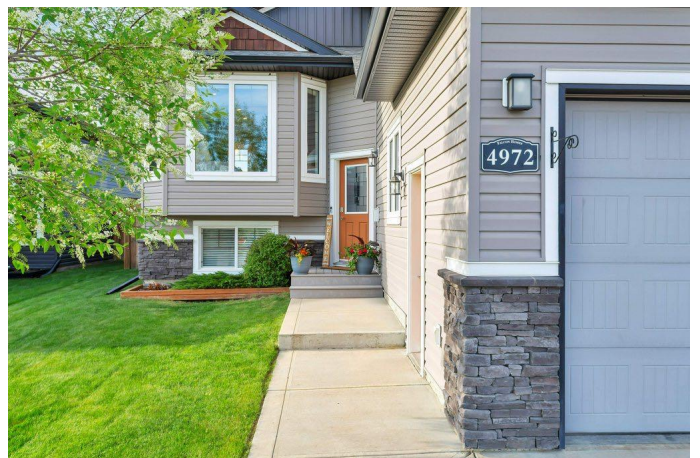
\$515,900

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,
-------------------	--

	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	9
Zoning	R1M

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.