

\$579,900 - 4782 Aspen Lakes Boulevard, Blackfalds

MLS® #A2263142

\$579,900

3 Bedroom, 2.00 Bathroom, 1,320 sqft

Residential on 0.12 Acres

Aspen Lakes West, Blackfalds, Alberta

BRAND NEW BI-LEVEL IN ASPEN LAKES WEST ~ 3 BEDROOMS, 2 BATHROOMS AND OVER 1300 SQ. FT. ABOVE GRADE ~ DOUBLE ATTACHED GARAGE ~ This home is currently under construction, offering a chance to customize select details and finishes ~ Covered front entry leads to a welcoming foyer with high ceilings that open to the upper level and convenient access to the double attached garage ~ Open concept main floor layout offers a feeling of spaciousness ~ The kitchen offers a functional layout with plenty of cabinets and counter space, plus garden door access to the 14' x 10' deck and backyard ~ Builder is offering a \$5,000 credit for the purchase of appliances ~ Three main floor bedrooms are all a generous size, including the primary suite with an ensuite and walk in closet ~ 4 piece bathroom is next to the conveniently located main floor laundry ~ The basement has 9' ceilings, large above grade windows, and bathroom plumbing roughed in ~ Builder plans include a spacious family room, 2 bedrooms, a 4 piece bathroom, large utility room and space for storage ~ Energy efficient underfloor radiant heating throughout the main floor and lower level ~ 24' x 22' double attached garage with a man door to the side/backyard ~ Located steps to an extensive trail system and Aspen Lakes wetlands, tons of parks and playgrounds, easy access to the Abbey Centre, schools and shopping ~ A beautifully planned home in a desirable community, offering the comfort of new construction and



the convenience of an established neighbourhood and nearby amenities.

Built in 2025

Essential Information

MLS® #	A2263142
Price	\$579,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,320
Acres	0.12
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	4782 Aspen Lakes Boulevard
Subdivision	Aspen Lakes West
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0M8

Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	4
Parking	Additional Parking, Alley Access, Double Garage Attached, Front Drive, See Remarks
# of Garages	2

Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	See Remarks

Heating	In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 8th, 2025
Days on Market	25
Zoning	R1M

Listing Details

Listing Office	Lime Green Realty Central
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