

# \$469,900 - 4825 Aspen Lakes Boulevard, Blackfalds

MLS® #A2191380

**\$469,900**

4 Bedroom, 3.00 Bathroom, 1,569 sqft

Residential on 0.12 Acres

Aspen Lake, Blackfalds, Alberta

Welcome to this beautiful two-storey home located in the desirable Aspen Lakes subdivision in Blackfalds. As you approach the property, you'll be greeted by its charming curb appeal, featuring a covered front veranda perfect for relaxing and enjoying the neighborhood. Step inside, and you'll immediately notice the bright and welcoming entryway. The layout is incredibly functional, with a spacious front entry that includes ample closet space for coats and shoes. Moving down the hall, past a convenient half bath, you'll find the heart of the home: an open-concept kitchen, dining, and living area with large windows facing south. This space is ideal for hosting family and friends. The kitchen is a chef's dream, featuring beautiful granite countertops, a large center island, plenty of counter space, and a generous walk-in pantry. The adjacent living room offers enough space for various furniture arrangements, making it easy to create a cozy and inviting living area that suits your style. Upstairs, you'll find two well-sized bedrooms and a large master suite that's a true retreat. The master bedroom comes complete with a fantastic walk-in closet and a full ensuite bathroom featuring a double vanity. It's the perfect space to relax and unwind at the end of the day. The partially finished basement includes one completed bedroom, offering the potential for a growing family to finish the remaining basement to suite their family needs. Outside, the backyard is a true



oasis designed for outdoor enjoyment. It features a lovely gazebo for unwinding, a fire pit for cozy evenings, and built-in bench seating perfect for gathering with family and friends. The yard is spacious and well-maintained, with two storage sheds for added convenience, and both the front and back yards have been thoughtfully landscaped. This home truly has it all and is ready for its next family to move in and make it their own happy place. Don't miss out on this fantastic opportunity to own a beautiful home in a great neighborhood!

Built in 2013

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2191380    |
| Price          | \$469,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,569       |
| Acres          | 0.12        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 4825 Aspen Lakes Boulevard |
| Subdivision | Aspen Lake                 |
| City        | Blackfalds                 |
| County      | Lacombe County             |
| Province    | Alberta                    |
| Postal Code | T0M 0J0                    |

**Amenities**

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 4                                  |
| Parking        | Double Garage Attached, Off Street |
| # of Garages   | 2                                  |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Pantry, See Remarks     |
| Appliances        | Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished  |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Fire Pit                         |
| Lot Description   | Back Lane, Back Yard, Landscaped |
| Roof              | Asphalt Shingle                  |
| Construction      | Wood Frame                       |
| Foundation        | Poured Concrete                  |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | February 3rd, 2025 |
| Days on Market | 91                 |
| Zoning         | R1M                |

## Listing Details

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

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.