

# \$449,000 - 80 Almond Crescent, Blackfalds

MLS® #A2233560

**\$449,000**

4 Bedroom, 4.00 Bathroom, 1,310 sqft

Residential on 0.09 Acres

Aspen Lake, Blackfalds, Alberta

Talk about Curb Appeal in a TERRIFIC family neighborhood! This family friendly home has a wonderful front porch for you to enjoy while the kids play out front. Main level entry into an open floorplan with spacious living room, kitchen with island and dining room and a great half bath fill out the main level. Upstairs you will find 3 bedrooms, a full 4-piece bath, including a generous primary bedroom with walk in closet and Full 3 Piece ensuite. The basement has just recently been finished to include a custom bathroom with stunning walk-in tile shower, stacking washer/dryer unit, family room and a 4th Large bedroom. You will enjoy family, friends and entertaining in the fully fenced backyard with ample lawn and a fabulous deck – perfect for the kids and 4-legged family members. It also includes a large metal shed and ample rear-alley parking!

There is enough room for you to build your future garage and increase your homes value. This home has been wonderfully maintained, is clean, crisp, easy to show and ready to move into! You're close to all of the amenities that Blackfalds has - paths, parks, ball diamonds and the Abbey Centre and the new schools too! Welcome to a wonderful community!

Built in 2015

## Essential Information

MLS® #

A2233560



|                |             |
|----------------|-------------|
| Price          | \$449,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,310       |
| Acres          | 0.09        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 80 Almond Crescent |
| Subdivision | Aspen Lake         |
| City        | Blackfalds         |
| County      | Lacombe County     |
| Province    | Alberta            |
| Postal Code | T4M 0J6            |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 3                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Walk-In Closet(s)  |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | None                                  |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                       |
| Construction      | Vinyl Siding, Wood Siding             |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      June 22nd, 2025  
Days on Market                1  
Zoning                              R1

**Listing Details**

Listing Office                    RE/MAX real estate central alberta

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.