

# \$419,900 - 54 Anna Close, Blackfalds

MLS® #A2255950

## \$419,900

3 Bedroom, 3.00 Bathroom, 1,344 sqft  
Residential on 0.07 Acres

Aspen Lakes West, Blackfalds, Alberta

AVAILABLE IMMEDIATELY. Thoughtfully planned 3-bedroom, 2.5-bathroom townhome in Aspen Lakes West! This modern townhome offers functional living across two levels, with the additional benefit of a fully developed 1-bedroom legal basement suite. Enjoy a spacious kitchen with a center island, open dining and living spaces for gathering, and three generously sized bedrooms upstairs. The primary bedroom includes a walk-in closet and ensuite, while the upper-floor laundry adds ease to your daily routine. Located in a high-growth area of Aspen Lakes West, just steps from parks, trails, and schools. This home delivers both lifestyle and long-term potential in growing Blackfalds! PHOTOS ARE REPRESENTATIVE

Built in 2024

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2255950      |
| Price          | \$419,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,344         |
| Acres          | 0.07          |
| Year Built     | 2024          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 54 Anna Close    |
| Subdivision | Aspen Lakes West |
| City        | Blackfalds       |
| County      | Lacombe County   |
| Province    | Alberta          |
| Postal Code | T4M 0N1          |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 3          |
| Parking        | Off Street |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Quartz Counters                                            |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                 |
| Cooling           | None                                                                       |
| Has Basement      | Yes                                                                        |
| Basement          | Full                                                                       |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Private Yard, Private Entrance     |
| Lot Description   | Back Yard, Back Lane, City Lot     |
| Roof              | Asphalt Shingle, Metal, Vinyl      |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 22nd, 2025 |
| Days on Market | 59                   |
| Zoning         | R2                   |

### Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | The Agency North Central Alberta |
|----------------|----------------------------------|

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