

# \$358,500 - 94 Ava Crescent, Blackfalds

MLS® #A2233047

## \$358,500

3 Bedroom, 2.00 Bathroom, 1,352 sqft

Residential on 0.75 Acres

Aspen Lakes West, Blackfalds, Alberta

Nestled in the heart of Blackfalds, Alberta, this delightful duplex offers the perfect blend of comfort, style, and potential. Boasting 1352 square feet of thoughtfully designed living space and a bright unfinished basement for future development.

You are welcomed to a spacious foyer that sets the stage for the rest of the home. The open-concept layout creates a seamless flow between the living, dining, and kitchen area, providing ample space for everyday living and entertaining.

Patio doors off the dining and kitchen area to a private 10x8 deck. This yard is private, South West facing and offers low maintenance landscaping.

The upper level with 3 bedrooms, primary with a walk in closet and the 5 piece bath with double sinks. The laundry is located upstairs for your convenience.

A single drywalled garage provides convenient parking and storage space, ensuring both security and functionality. Providing easy Hi way access, close to parks and all amenities.

Built in 2020

## Essential Information

MLS® # A2233047

Price \$358,500

Bedrooms 3



Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,352
Acres	0.75
Year Built	2020
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	94 Ava Crescent
Subdivision	Aspen Lakes West
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0M8

### Amenities

Parking Spaces	1
Parking	Concrete Driveway, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Closet Organizers, Kitchen Island, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Hot Water, Mid Efficiency
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed                June 20th, 2025  
Days on Market        21  
Zoning                     R2

**Listing Details**

Listing Office            RE/MAX real estate central albe



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