

\$389,900 - 6 Almond Crescent, Blackfalds

MLS® #A2248424

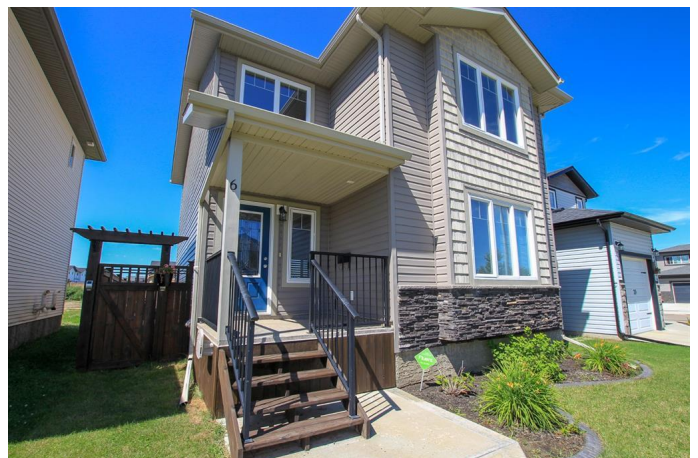
\$389,900

3 Bedroom, 3.00 Bathroom, 1,581 sqft

Residential on 0.09 Acres

Aspen Lake, Blackfalds, Alberta

3 BDRM, 3 BATH CUSTOM BUILT 2-STOREY IN ASPEN LAKES ~ ORIGINAL OWNER ~ FULLY FENCED WEST FACING BACKYARD ~ Covered front entry welcomes you and leads to the 2-storey foyer ~ Open concept main floor layout with large windows offers a feeling of spaciousness ~ The kitchen offers plenty of dark stained maple cabinets with soft close drawers, crown mouldings plus pots and pan drawers, full tile backsplash, ample granite counter space including a large island with eating bar and undermount sink, corner pantry and opens to the dining space with garden door access to the deck (with gas line for BBQ) ~ 2PC main floor bath ~ Media room just off the main living area is wired for sound and has black out blinds ~ The spacious primary bedroom can easily accommodate a king size bed and multiple pieces of furniture, has ample closet space and a 4PC ensuite ~ 2 additional bedrooms located on the same level as the primary share a 4PC bath with oversized vanity ~ The basement has in floor heat roughed in, bathroom plumbing roughed in and could easily accommodate a family room and additional bedrooms ~ The backyard is landscaped with well established trees and shrubs, 25' x 12' lower concrete patio, 10' x 20' shed and is fully fenced with access to the large parking pad and back alley ~ Other great features include; central air conditioning, non smoking home, central vacuum, concrete edging in the front and backyards ~ Excellent



location, steps to Trans Canada walking trail, Aspen Lakes, parks and playgrounds, with easy access to the Abbey Centre, schools, shopping and the highway.

Built in 2012

Essential Information

MLS® #	A2248424
Price	\$389,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,581
Acres	0.09
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	6 Almond Crescent
Subdivision	Aspen Lake
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0J6

Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	3
Parking	Off Street, Parking Pad

Interior

Interior Features	Central Vacuum, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Storage, Wired for Data
Appliances	Central Air Conditioner, Dishwasher, Freezer, Microwave, Refrigerator,

	See Remarks, Stove(s), Washer/Dryer
Heating	Forced Air, In Floor Roughed-In
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Lane, Landscaped, Standard Shaped Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 11th, 2025
Days on Market	17
Zoning	R-1S

Listing Details

Listing Office	Lime Green Realty Central
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.