

# **\$544,900 - 6 Allard Avenue, Blackfalds**

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MLS® #A2219301

**\$544,900**

3 Bedroom, 2.00 Bathroom, 1,497 sqft

Residential on 0.12 Acres

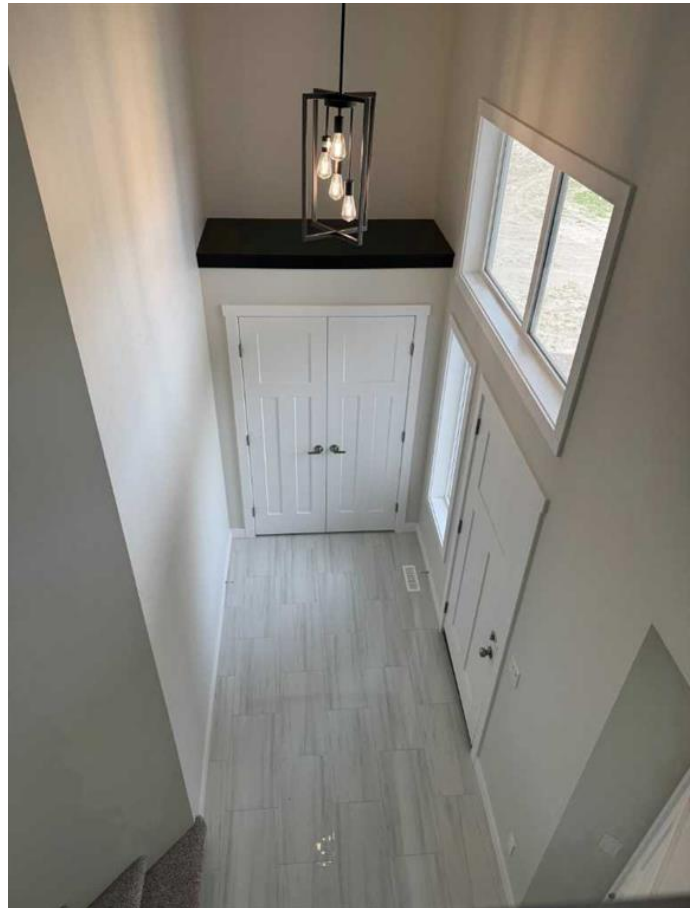
Aspen Lakes West, Blackfalds, Alberta

WELCOME TO THIS IMPRESSIVE NEW BUILD SAN MARIA HOMES MODIFIED BILEVEL IN THE ASPEN LAKES WEST SUBDIVISION OF BLACKFALDS! A spacious 1496 sq ft above grade of quality construction and gorgeous finishings! Enter the home to a very spacious tiled entry leading to the MAIN LEVEL WEST FACING OPEN CONCEPT DESIGN

LIVING/DINING/KITCHEN with luxury vinyl plank flooring, vaulted ceilings and a STUNNING CENTRAL ELECTRIC FIREPLACE WITH AN EYE-CATCHING FLOOR-TO-CEILING STONE SURROUND! Crisp white linen paint throughout! Gorgeous Kitchen with White Maple Cabinetry, Full Tile Backsplash, Quartz Countertops, Center Island with Extended Breakfast Bar, Pantry and All Stainless Steel Appliances (Fridge With Water!). Adjacent to the kitchen is a good sized dining area with a garden door out to the WEST FACING DECK. Two good sized bedrooms on the main level + 4 Pce bath with quartz countertop and tile floor! The Primary Bedroom is on the upper level with a Walk-in-Closet and 4 Pce Ensuite + quartz countertop and tile floor. Basement with 9 ft ceilings is ready for your personal development. TAXES NOT YET ASSESSED.....

Built in 2025

## **Essential Information**



MLS® #	A2219301
Price	\$544,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,497
Acres	0.12
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

### Community Information

Address	6 Allard Avenue
Subdivision	Aspen Lakes West
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4N 0N1

### Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, Quartz Counters, See Remarks, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Stone
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 9th, 2025
Days on Market	4
Zoning	R-1M

**Listing Details**

Listing Office	Century 21 Advantage
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