

# \$365,500 - 98 Ava Crescent, Blackfalds

MLS® #A2237605

## \$365,500

3 Bedroom, 2.00 Bathroom, 1,361 sqft  
Residential on 0.11 Acres

Aspen Lakes West, Blackfalds, Alberta

This well-maintained 3-bedroom, 2-bathroom semi-detached, two-storey home built in 2020 offers modern comfort and durability, with 5 years of Alberta new home warranty remaining. Pride of ownership is evident throughout, featuring an attached finished garage and a fully fenced, south-facing backyard that opens via the back gate to the Trans Canada Trail leading to Lacombe. The inviting covered front veranda welcomes you into a spacious foyer and an open-concept main floor with 9-foot ceilings, enhancing the sense of space. The functional kitchen boasts ample maple cabinetry with a built-in pantry and pots-and-pans drawers, a large island with an eating bar, tile backsplash, stainless steel appliances, and a window overlooking the backyard. An under-sink reverse osmosis water system adds convenience. The kitchen seamlessly connects to the dining area with sliding doors to a south-facing deck, perfect for outdoor entertainment. A convenient two-piece bathroom completes the main level. Upstairs, the primary bedroom comfortably fits a king-sized bed and includes a walk-in closet and a cheater door to a spacious five-piece bathroom with dual sinks. Two additional good-sized bedrooms and an upper-level laundry enhance everyday convenience. The unfinished basement has roughed-in plumbing for an additional bathroom, bedrooms, or a family room, offering versatile space for future customization. The finished attached garage provides extra parking, complemented by



driveway space. The backyard features a manicured lawn, trees, and a back gate that opens to walking trails, making outdoor recreation easily accessible. Additional security is provided by a keypad lock on the front door. This property is ideally situated in Aspen Lakes Subdivision, near the Abbey Centre, only two blocks from the new Catholic school under construction, shopping, and provides convenient access to the QEII for easy commuting.

Built in 2020

### Essential Information

MLS® #	A2237605
Price	\$365,500
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,361
Acres	0.11
Year Built	2020
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	98 Ava Crescent
Subdivision	Aspen Lakes West
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0M8

### Amenities

Parking Spaces	2
Parking	Front Drive, Concrete Driveway, Single Garage Attached

# of Garages 1

## Interior

Interior Features Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s), Bathroom Rough-in

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplaces None

Has Basement Yes

Basement Full, Unfinished

## Exterior

Exterior Features Private Entrance, Private Yard

Lot Description Back Yard, City Lot, Landscaped, Lawn, No Neighbours Behind, Private, Rectangular Lot, Street Lighting

Roof Asphalt Shingle

Construction Manufactured Floor Joist, Silent Floor Joists, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed July 4th, 2025

Days on Market 1

Zoning R2

## Listing Details

Listing Office Coldwell Banker Ontrack Realty

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.