

# **\$579,900 - 4782 Aspen Lakes Boulevard, Blackfalds**

MLS® #A2263142

**\$579,900**

3 Bedroom, 2.00 Bathroom, 1,320 sqft

Residential on 0.12 Acres

Aspen Lakes West, Blackfalds, Alberta

BRAND NEW BI-LEVEL IN ASPEN LAKES WEST ~ 3 BEDROOMS, 2 BATHROOMS AND OVER 1300 SQ. FT. ABOVE GRADE ~ DOUBLE ATTACHED GARAGE ~ This home is currently under construction, offering a chance to customize select details and finishes ~ Covered front entry leads to a welcoming foyer with high ceilings that open to the upper level and convenient access to the double attached garage ~ Open concept main floor layout offers a feeling of spaciousness ~ The kitchen offers a functional layout with plenty of cabinets and counter space, plus garden door access to the 14' x 10' deck and backyard ~ Builder is offering a \$5,000 credit for the purchase of appliances ~ Three main floor bedrooms are all a generous size, including the primary suite with an ensuite and walk in closet ~ 4 piece bathroom is next to the conveniently located main floor laundry ~ The basement has 9' ceilings, large above grade windows, and bathroom plumbing roughed in ~ Builder plans include a spacious family room, 2 bedrooms, a 4 piece bathroom, large utility room and space for storage ~ Energy efficient underfloor radiant heating throughout the main floor and lower level ~ 24' x 22' double attached garage with a man door to the side/backyard ~ Located steps to an extensive trail system and Aspen Lakes wetlands, tons of parks and playgrounds, easy access to the Abbey Centre, schools and shopping ~ A beautifully planned home in a desirable community, offering the comfort of new construction and



the convenience of an established neighbourhood and nearby amenities.

Built in 2025

**Essential Information**

MLS® #	A2263142
Price	\$579,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,320
Acres	0.12
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	4782 Aspen Lakes Boulevard
Subdivision	Aspen Lakes West
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0M8

**Amenities**

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	4
Parking	Alley Access, Double Garage Attached, Additional Parking, Front Drive, See Remarks
# of Garages	2

**Interior**

Interior Features	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s), Bathroom Rough-in
Appliances	See Remarks

Heating	In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Rectangular Lot, Front Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	October 8th, 2025
Days on Market	2
Zoning	R1M

## Listing Details

Listing Office	Lime Green Realty Central
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