

# \$534,900 - 4778 Aspen Lakes Boulevard, Blackfalds

MLS® #A2201574

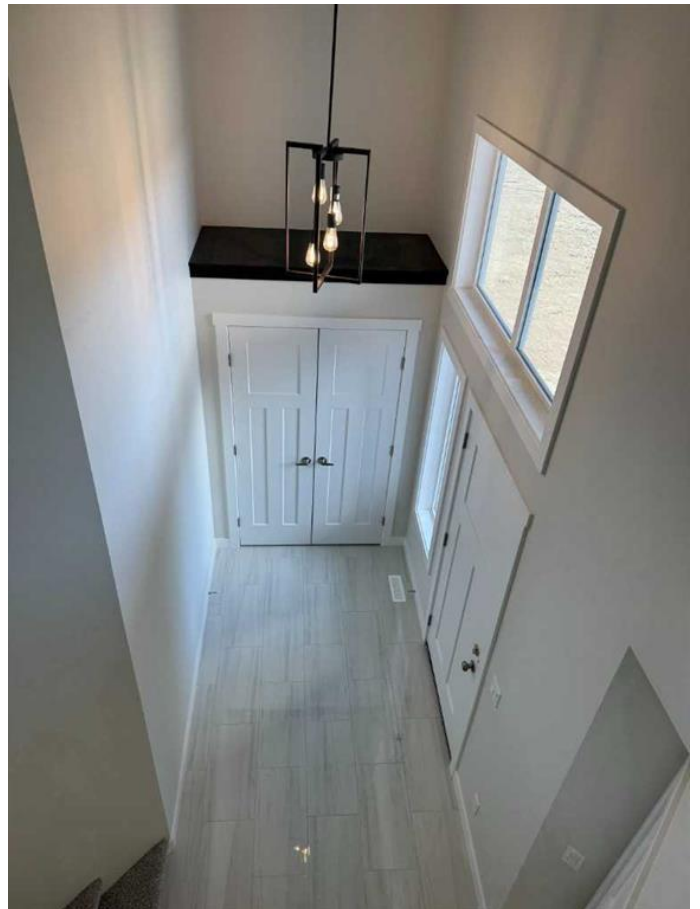
**\$534,900**

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 CURRENTLY BACKING ON TO AN OPEN FIELD AND SITUATED IN THE ASPEN LAKES WEST SUBDIVISION OF BLACKFALDS! A spacious 1496 SQ FT ABOVE GRADE OF QUALITY CONSTRUCTION AND GORGEOUS FINISHINGS! A Composite Front Verandah greets you! Enter the home to a very spacious TILED ENTRY leading to the MAIN LEVEL OPEN CONCEPT LIVING/DINING/KITCHEN with vinyl plank flooring, vaulted ceilings and A STUNNING CENTRAL ELECTRIC FIREPLACE WITH A FLOOR-TO-CEILING ATTRACTIVE STONE SURROUND. Crisp white linen paint throughout. Stunning Kitchen with WHITE MAPLE CABINETRY, Full Tile Backsplash, Quartz Countertops, Center Island With Extended Breakfast Bar, Pantry, All Stainless Steel Appliances (Fridge with Water). A generous sized dining area is adjacent to the kitchen with a garden door to the deck which will have future aluminium railings installed. Two good sized bedrooms on the main level + a 4 Pce Bath with quartz counterop and tile floor. The PRIMARY BEDROOM is situated on the upper level with a walk-in-closet and 4 Pce Ensuite with tile floor. Basement with 9 ft ceilings is ready for your personal development. TAXES NOT YET ASSESSED.....

Built in 2025



## Essential Information

MLS® #	A2201574
Price	\$534,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,497
Acres	0.12
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	4778 Aspen Lakes Boulevard
Subdivision	Aspen Lakes West
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0M8

## 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

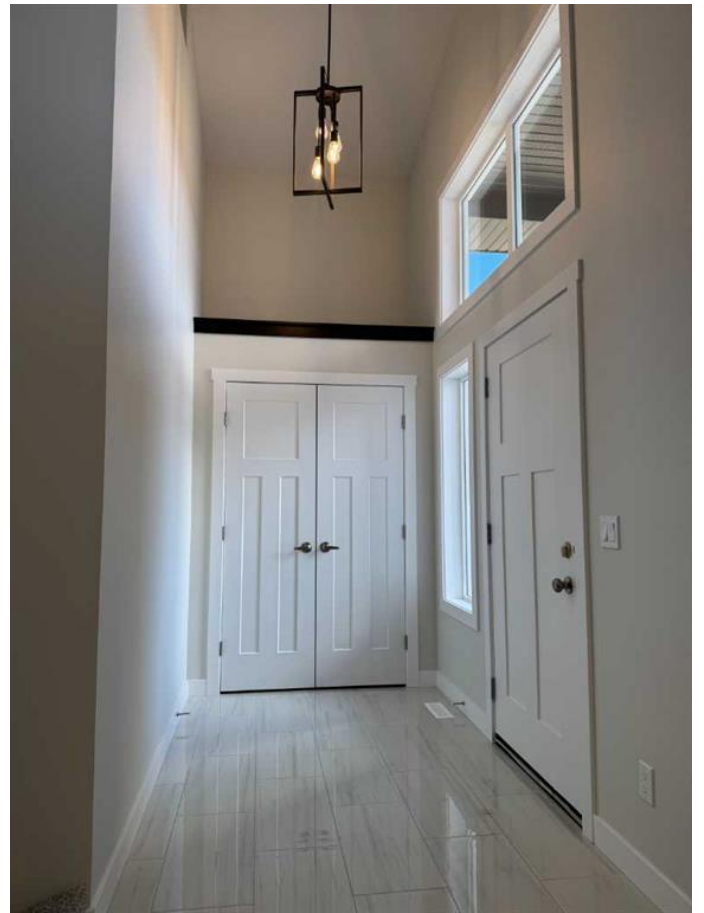
Exterior Features None  
Lot Description Back Lane, Irregular Lot  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

**Additional Information**

Date Listed March 14th, 2025  
Days on Market 19  
Zoning R-1M

**Listing Details**

Listing Office Century 21 Advantage



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