



GRASSROOTS
REALTY GROUP

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**110, 81 Willow Road
Blackfalds, Alberta**

MLS # A2237228



\$244,900

Division:	Aspen Lake		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,031 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	0.02 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 289
Basement:	Crawl Space, See Remarks	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, French Door, Granite Counters, Kitchen Island, Open Floorplan, Storage		

Inclusions: 2 White Cabinets, Window Coverings

UNIQUE Development! This ORIGINAL OWNER end unit "condo" has 3 BEDROOMS (or 2 AND A DEN) and 2 full BATHROOMS. All your living is on ONE LEVEL with NO STAIRS. It has an OPEN CONCEPT beautiful kitchen with GRANITE COUNTERTOPS, STAINLESS STEEL APPLIANCES with a new microwave and SOFT-CLOSE CABINETRY. There is IN-SUITE LAUNDRY, 2 ASSIGNED POWERED PARKING SPOTS and AIR CONDITIONING. Outside you'll find an inviting PRIVATE 15' PATIO with GREEN SPACE and convenient gated access to shopping behind. There are 2 STORAGE SPOTS included (1 HEATED outside as well as the 1000sq ft crawl space). The dryer is only 2 years old and the furnace has recently had the motor replaced. Low condo fees - professionally managed.