



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**98 Ava Crescent
Blackfalds, Alberta**

MLS # A2237605



\$359,900

Division:	Aspen Lakes West		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,361 sq.ft.	Age:	2020 (5 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Concrete Driveway, Front Drive, Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped, Lawn, No Neighbours Behind, Private, Rect		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Manufactured Floor Joist, Silent Floor Joists, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, 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)		
Inclusions:	Garage Door Opener		

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 QEI for easy commuting.