



GRASSROOTS
REALTY GROUP

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6 Anna Close Blackfalds, Alberta

MLS # A2242548



\$349,900

Division:	Aspen Lakes West		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,344 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot		

Heating:	Electric, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters		

Inclusions: N/A

Located in a high-growth area of Aspen Lakes West, this modern and thoughtfully planned 3-bedroom, 2.5-bathroom townhome features functional living across two levels. The main home has an open-concept layout with a spacious kitchen, center island, and bright living/dining areas that are perfect for family life or entertainment. Upstairs, you'll find three well-sized bedrooms, including a primary with a walk-in closet and ensuite, along with convenient upper-floor laundry. With just a few steps from parks, trails, and schools, this home delivers both lifestyle and long-term potential in growing Blackfalds! PHOTOS ARE REPRESENTATIVE