



GRASSROOTS
REALTY GROUP

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**22 Anna Close
Blackfalds, Alberta**

MLS # A2242583

\$349,900



Division:	Aspen Lakes West		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,320 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
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A smart investment in Aspen Lakes West! This modern 3-bed, 2.5-bath townhome offers strong rental or resale potential in one of Blackfalds’s fastest-growing communities. Enjoy a bright open layout, modern kitchen with center island, and spacious upstairs bedrooms, including a primary with walk-in closet and ensuite. Laundry is conveniently located on the upper level. Close to schools, parks, and trails, this property blends lifestyle appeal with long-term value. PHOTOS ARE REPRESENTATIVE