



**GRASSROOTS**  
REALTY GROUP

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**13 Arlen Close  
Blackfalds, Alberta**

**MLS # A2246652**



**\$359,000**

<b>Division:</b>	Aspen Lakes West		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,288 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Laminate Counters, Open Floorplan, Storage		

**Inclusions:** Refrigerator, stove, dishwasher, microwave, washer, dryer, all blinds and window coverings, shed

Step inside from the covered front entry and up the extra-wide stairs to a bright, open-concept main floor. The living room features a large picture window with a view of the front yard, while the functional L-shaped kitchen offers rich cabinetry, plenty of counter space, an island with eating bar, full tile backsplash, and a convenient wall pantry. The dining area is filled with natural light from a south-facing window and offers direct access to the back deck and yard. A handy 2-piece bath completes the main level. Upstairs, the spacious primary bedroom easily fits a king-size bed and includes a private 3-piece ensuite. Two additional bedrooms share a 4-piece bathroom on the same level. The fully finished basement boasts high ceilings and large windows, creating a bright family room space, along with a fourth bedroom, a 4-piece bathroom with a tiled tub surround and granite vanity, plus laundry. The south-facing backyard is landscaped, fully fenced, and has access to a large rear parking pad. Located close to parks, walking trails, playgrounds, and within easy reach of schools, the Abbey Centre, and Highway 2.