



GRASSROOTS
REALTY GROUP

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6 Almond Crescent Blackfalds, Alberta

MLS # A2248424



\$389,900

Division:	Aspen Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,581 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Landscaped, Standard Shaped Lot, Treed		

Heating:	In Floor Roughed-In, Forced Air	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1S
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Central Vacuum, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Storage, Wired for Data		

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, BLINDS, AC, ALARM EQUIPMENT, CENTRAL VACUUM ATTACHMENTS, SMALL CHEST FREEZER, CONTAINER GARDEN IN BACKYARD

3 BDRM, 3 BATH CUSTOM BUILT 2-STOREY IN ASPEN LAKES ~ ORIGINAL OWNER ~ FULLY FENCED WEST FACING BACKYARD ~ Covered front entry welcomes you and leads to the 2-storey foyer ~ Open concept main floor layout with large windows offers a feeling of spaciousness ~ The kitchen offers plenty of dark stained maple cabinets with soft close drawers, crown mouldings plus pots and pan drawers, full tile backsplash, ample granite counter space including a large island with eating bar and undermount sink, corner pantry and opens to the dining space with garden door access to the deck (with gas line for BBQ) ~ 2PC main floor bath ~ Media room just off the main living area is wired for sound and has black out blinds ~ The spacious primary bedroom can easily accommodate a king size bed and multiple pieces of furniture, has ample closet space and a 4PC ensuite ~ 2 additional bedrooms located on the same level as the primary share a 4PC bath with oversized vanity ~ The basement has in floor heat roughed in, bathroom plumbing roughed in and could easily accommodate a family room and additional bedrooms ~ The backyard is landscaped with well established trees and shrubs, 25' x 12' lower concrete patio, 10' x 20' shed and is fully fenced with access to the large parking pad and back alley ~ Other great features include; central air conditioning, non smoking home, central vacuum, concrete edging in the front and backyards ~ Excellent location, steps to Trans Canada walking trail, Aspen Lakes, parks and playgrounds, with easy access to the Abbey Centre, schools, shopping and the highway.