



**GRASSROOTS**  
REALTY GROUP

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**50 Ava Crescent  
Blackfalds, Alberta**

**MLS # A2251240**



**\$375,000**

<b>Division:</b>	Aspen Lakes West		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,420 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<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>	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

STUNNING completely refreshed 2 storey half duplex showcasing brand new vinyl plank, fresh paint throughout, new doors and trim truly shows like a showhome! This lovely property showcases a bright living room open to the charming dining and kitchen space. The functional kitchen offers quartz countertops, a stainless steel appliance package and corner pantry. Upstairs you will discover three bedrooms including the primary suite equipped with a beautiful 3pc ensuite including a tile shower, oversized vanity with a quartz countertops and access to the walk-in closet. The upper level is completed by the family 4pc bathroom and convenient laundry space both also with quartz counters. The undeveloped basement awaits your finishing touches. The West facing backyard is one of highlights of this home! This is the full package and is move-in ready!