



**GRASSROOTS**  
REALTY GROUP

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**30 Anna Close**  
**Blackfalds, Alberta**

**MLS # A2255932**



**\$419,900**

<b>Division:</b>	Aspen Lakes West		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,320 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum, Vinyl Plank, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Vinyl, Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Quartz Counters		

<b>Inclusions:</b>	N/A
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AVAILABLE IMMEDIATELY. Thoughtfully planned 3-bedroom, 2.5-bathroom townhome in Aspen Lakes West! This modern townhome offers functional living across two levels, with the additional benefit of a fully developed 1-bedroom legal basement suite. Enjoy a spacious kitchen with a center island, open dining and living spaces for gathering, and three generously sized bedrooms upstairs. The primary bedroom includes a walk-in closet and ensuite, while the upper-floor laundry adds ease to your daily routine. Large windows bring in natural light throughout the home, creating a bright and welcoming atmosphere. Outside, the deck, fencing, and sod are already completed, so you can move in and start enjoying right away. Both the main home and basement suite are equipped with their own washer and dryer, giving each space added convenience and independence. This home is ideally located within walking distance to schools, the Abbey Centre, skate park, BMX and bike skills park, and nearby shops and conveniences. Whether you're looking for a comfortable place to call home or a smart investment, 30 Anna Close is ready for you!