



**GRASSROOTS**  
REALTY GROUP

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**50 Anna Close  
Blackfalds, Alberta**

**MLS # A2255947**



**\$349,900**

**Division:** Aspen Lakes West

**Type:** Residential/Five Plus

**Style:** 2 Storey

**Size:** 1,320 sq.ft. **Age:** 2024 (2 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:** Forced Air

**Water:** -

**Floors:** Carpet, Ceramic Tile, Linoleum, Vinyl Plank, Wood

**Sewer:** -

**Roof:** Asphalt Shingle, Vinyl, Metal

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Concrete, Vinyl Siding, Wood Frame

**Zoning:** R2

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Kitchen Island, Quartz Counters

**Inclusions:** N/A

AVAILABLE IMMEDIATELY. This charming 3-bedroom, 2.5-bath townhome offers a welcoming layout with open kitchen, cozy living spaces, and a basement ready for your personal touch. Upstairs, enjoy a spacious primary suite, two additional bedrooms, and laundry for everyday ease. Located in a vibrant community near parks and schools, this home is perfect for growing families, investors, or first-time buyers. PHOTOS ARE REPRESENTATIVE