



GRASSROOTS
REALTY GROUP

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6 Anna Close Blackfalds, Alberta

MLS # A2274459



\$349,900

Division:	Aspen Lakes West		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,344 sq.ft.	Age:	2024 (1 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
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MOVE-IN READY! Step into this beautiful 3-bedroom, 2.5-bath townhome in Aspen Lakes West, offering the perfect blend of modern style and everyday practicality. The open-concept main level boasts a stylish kitchen with a central island that flows effortlessly into the dining and living spaces—ideal for hosting or relaxing. Upstairs, you’ll find three generous bedrooms, including a primary suite with a walk-in closet and private ensuite. The unfinished basement provides plenty of potential for future development. Located close to parks, trails, and schools, this property is a great opportunity for families or investors looking for lasting value in Blackfalds. PHOTOS ARE REPRESENTATIVE.