



**42 Anna Close  
Blackfalds, Alberta**

**MLS # A2288762**



**\$349,900**

<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 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

**Heating:** Forced Air

**Floors:** Carpet, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Pantry, Vinyl Windows, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R2

**Utilities:** -

**Inclusions:** N/A

Introducing 42 Anna Close in Aspen Lakes West! This brand new, never lived in 3 bedroom, 2.5 bathroom townhome showcases modern style and functional design. The open concept layout creates a bright and welcoming atmosphere, perfect for both everyday living and entertaining. Spacious bedrooms, contemporary finishes, and thoughtful design make this home stand out. Located in the growing community of Blackfalds, this is an incredible opportunity to own a move in ready new build without the wait. Photos are representative.