



**178 Ava Crescent
Blackfalds, Alberta**

MLS # A2290730



\$369,900

Division:	Aspen Lakes West		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,271 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Concrete, Wood Frame
Foundation:	Poured Concrete
Features:	Bathroom Rough-in

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R2
Utilities:	-

Inclusions: Blinds

No Condo Fees! End unit with A/C! Located in a family-friendly neighbourhood in the Town of Blackfalds, this home is close to schools, parks, shopping, and the Abbey Centre, making it a great fit for families, first-time buyers, or investors. This well-maintained 3 bedroom, 2.5 bathroom townhouse offers a functional layout and modern finishes throughout. The bright open-concept main floor features a spacious living room, dining area, and kitchen complete with stainless steel appliances, perfect for both everyday living and entertaining. A convenient half bath with main floor laundry is located just off the back entrance. Upstairs, you'll find three bedrooms, all equipped with upgraded blackout blinds. The primary bedroom includes a full ensuite and a large closet, along with an additional full bathroom with a tub for the secondary bedrooms. The basement is unfinished but offers excellent potential, featuring large windows and rough-in for a fourth bathroom. This generous space has previously been used as a home gym and movie room, while still providing plenty of storage. Outside, enjoy a fully fenced backyard with a deck, covered storage below, and a cozy firepit area. The rear parking pad is oversized and includes two plug-ins for added convenience. A great opportunity to own an end unit with no condo fees and thoughtful upgrades throughout!