



**4761 Aspen Lakes Boulevard  
Blackfalds, Alberta**

**MLS # A2298269**



**\$569,900**

<b>Division:</b>	Aspen Lakes West		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,435 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

This stunning modified bilevel home built in 2024 in Blackfalds offers modern living with thoughtful design throughout. With 1435 square feet above grade and a fully finished basement to add two more bedrooms and an additional 992 square feet of finished living space, which makes this home a 5 bedroom, 3 bathroom home making it ideal for families or anyone needing extra room. The bright open-concept main floor showcases contemporary finishes and a welcoming atmosphere. The south facing deck is perfect for enjoying evening sun, outdoor dining, or simply relaxing with friends and family. Located in the desirable community of Aspen Lakes, this home blends style, comfort and convenience in one exceptional package.