

\$450,000 - 9 Adina Close, Blackfalds

MLS® #A2215794

\$450,000

3 Bedroom, 2.00 Bathroom, 1,233 sqft
Residential on 0.13 Acres

Aspen Lake, Blackfalds, Alberta

Welcome Home to This Family-Friendly Modified 3 Bed 2 Bath Bi-Level in a Quiet Close. Step into over 1,200 square feet of beautifully finished living space in this family-oriented modified bi-level, perfectly situated in a peaceful close. Designed with entertaining in mind, the open-concept main floor welcomes you with stylish vinyl plank flooring, updated modern lighting, and a bright, spacious layout. The kitchen is a standout feature with its upgraded dark cabinetry, large island with breakfast bar, stainless steel appliances, and a convenient pantry that adds valuable storage. Two comfortable bedrooms and a full 4-piece bathroom complete the main level, making it ideal for children or guests. Upstairs, you'll find a private master retreat with ample space for your furnishings, a generous walk-in closet, and a 3-piece ensuite, offering both comfort and privacy. The basement is ready for your personal touch and development plans, with in-floor heating already connected to keep the space cozy and efficient. Outside, enjoy summer gatherings on the south-facing back deck with storage below and a built-in gas line for your BBQ. The fully fenced and landscaped yard features a fire pit area and a fenced dog run, making it perfect for both entertaining and everyday family living. Additional upgrades include CENTRAL AIR CONDITIONING, an in-floor HEATED GARAGE, a newer hot water tank, fresh paint on the main floor, and modern lighting throughout. With quick possession available,



this home is move-in ready and waiting for its next chapter. Donâ€™t miss your chance to call this exceptional property your own.

Built in 2014

Essential Information

MLS® #	A2215794
Price	\$450,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,233
Acres	0.13
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	9 Adina Close
Subdivision	Aspen Lake
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0J4

Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 10th, 2025
Days on Market	6
Zoning	R1M

Listing Details

Listing Office	2 Percent Realty Advantage
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