

# \$449,000 - 80 Almond Crescent, Blackfalds

MLS® #A2233560

**\$449,000**

4 Bedroom, 4.00 Bathroom, 1,310 sqft

Residential on 0.09 Acres

Aspen Lake, Blackfalds, Alberta

Talk about Curb Appeal in a TERRIFIC family neighborhood! This family friendly home has a wonderful front porch for you to enjoy while the kids play out front. Main level entry into an open floorplan with spacious living room, kitchen with island and dining room and a great half bath fill out the main level. Upstairs you will find 3 bedrooms, a full 4-piece bath, including a generous primary bedroom with walk in closet and Full 3 Piece ensuite. The basement has just recently been finished to include a custom bathroom with stunning walk-in tile shower, stacking washer/dryer unit, family room and a 4th Large bedroom. You will enjoy family, friends and entertaining in the fully fenced backyard with ample lawn and a fabulous deck – perfect for the kids and 4-legged family members. It also includes a large metal shed and ample rear-alley parking!

There is enough room for you to build your future garage and increase your homes value. This home has been wonderfully maintained, is clean, crisp, easy to show and ready to move into! You're close to all of the amenities that Blackfalds has - paths, parks, ball diamonds and the Abbey Centre and the new schools too! Welcome to a wonderful community!

Built in 2015

## Essential Information

MLS® #

A2233560



Price	\$449,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,310
Acres	0.09
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	80 Almond Crescent
Subdivision	Aspen Lake
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0J6

### Amenities

Parking Spaces	3
Parking	Off Street, Parking Pad

### Interior

Interior Features	Central Vacuum, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Siding

Foundation                Poured Concrete

**Additional Information**

Date Listed                June 22nd, 2025  
Days on Market            12  
Zoning                      R1

**Listing Details**

Listing Office              RE/MAX real estate central alberta

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