

# \$349,900 - 22 Anna Close, Blackfalds

MLS® #A2242583

## \$349,900

3 Bedroom, 3.00 Bathroom, 1,320 sqft  
Residential on 0.05 Acres

Aspen Lakes West, Blackfalds, Alberta

A smart investment in Aspen Lakes West! This modern 3-bed, 2.5-bath townhome offers strong rental or resale potential in one of Blackfalds’s fastest-growing communities. Enjoy a bright open layout, modern kitchen with center island, and spacious upstairs bedrooms, including a primary with walk-in closet and ensuite. Laundry is conveniently located on the upper level. Close to schools, parks, and trails, this property blends lifestyle appeal with long-term value. PHOTOS ARE REPRESENTATIVE

Built in 2025

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2242583      |
| Price          | \$349,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,320         |
| Acres          | 0.05          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information



|             |                  |
|-------------|------------------|
| Address     | 22 Anna Close    |
| Subdivision | Aspen Lakes West |
| City        | Blackfalds       |
| County      | Lacombe County   |
| Province    | Alberta          |
| Postal Code | T4M 0N1          |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Quartz Counters                                            |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Electric, Forced Air, Natural Gas                                          |
| Cooling           | None                                                                       |
| Has Basement      | Yes                                                                        |
| Basement          | Full, Unfinished                                                           |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Private Entrance, Private Yard     |
| Lot Description   | Back Lane, Back Yard, City Lot     |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 36              |
| Zoning         | R2              |

### Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | The Agency North Central Alberta |
|----------------|----------------------------------|

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