

# \$389,000 - 42 Arlen Close, Blackfalds

MLS® #A2268310

**\$389,000**

4 Bedroom, 4.00 Bathroom, 1,273 sqft

Residential on 0.07 Acres

Aspen Lakes West, Blackfalds, Alberta

NO CONDO FEES | DETACHED GARAGE | END UNIT | Welcome to an ORIGINAL OWNER town home located in Blackfalds! Thanks to the end-unit design, there's an ADDITIONAL WEST FACING WINDOW that brings extra natural sunlight into the main living space. This property truly shows like a true show home. Immaculately cared for, it feels barely lived in. Enjoy a bright and functional main floor featuring QUARTZ COUNTER TOPS, modern finishes, island sink, new fridge and stove, STAINLESS STEEL APPLIANCES, under cabinet lighting and AIR CONDITIONING for year round comfort. The overall condition is outstanding, simply move in and enjoy. The last touch on the main floor is a convenient powder bath located near the back entrance. Upstairs you'll find 3 bedrooms, and a 4pc bathroom. On the primary bedroom you've got an EN SUITE to take this property 1 step further. In the basement rounding off the property is a large living room with a large SOUTH FACING WINDOW, a bedroom and bathroom. Outside, take in the evening glow from the oversized back deck, perfectly placed to enjoy the sunsets. The deck has been reinforced with additional stability, making it ideal for a future hot tub. The yard is private leading to an OVERSIZED SINGLE CAR GARAGE, plus a paved parking pad beside it great for extra parking or toys. The garage is fully finished, lots of storage, shelving and HEATING to enjoy year round. What truly sets this home



apart is that it's tucked into one of the most WELCOMING CLOSES youâ€™ll ever find, where neighbours wave hello, kids play, and the sense of community is truly real. Itâ€™s a place where people look out for one another and where youâ€™ll feel at home right away. A truly standout home in both condition and location, you wonâ€™t find another like it. Amenities within 5 min of home: Abbey Centre (OUTDOOR POOL), Eagles Builder Centre (Home Of Local BCHL Team), Ball Park, Mountain Bike Park, Gas Station, HIGHWAY 2 (1 min), Grocery stores... Don't miss out on this exceptionally RARE property!

Built in 2017

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2268310      |
| Price          | \$389,000     |
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,273         |
| Acres          | 0.07          |
| Year Built     | 2017          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 42 Arlen Close   |
| Subdivision | Aspen Lakes West |
| City        | Blackfalds       |
| County      | Lacombe County   |
| Province    | Alberta          |
| Postal Code | T4M 0N2          |

### Amenities

|                |                                                                                   |
|----------------|-----------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                                 |
| Parking        | Alley Access, Heated Garage, Insulated, Paved, Rear Drive, Single Garage Detached |
| # of Garages   | 1                                                                                 |

### Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Kitchen Island, Quartz Counters, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer                                 |
| Heating           | Forced Air                                                                                        |
| Cooling           | Central Air                                                                                       |
| Has Basement      | Yes                                                                                               |
| Basement          | Full                                                                                              |

### Exterior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Lighting, Storage                                                                                                        |
| Lot Description   | Back Lane, Backs on to Park/Green Space, Front Yard, Irregular Lot, Landscaped, Lawn, Low Maintenance Landscape, Private |
| Roof              | Asphalt Shingle                                                                                                          |
| Construction      | Vinyl Siding, Wood Frame                                                                                                 |
| Foundation        | Poured Concrete                                                                                                          |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 1st, 2025 |
| Days on Market | 2                  |
| Zoning         | R2                 |

### Listing Details

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

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