

# \$309,900 - 21 Arlen Close, Blackfalds

MLS® #A2233704

**\$309,900**

3 Bedroom, 3.00 Bathroom, 1,276 sqft  
Residential on 0.05 Acres

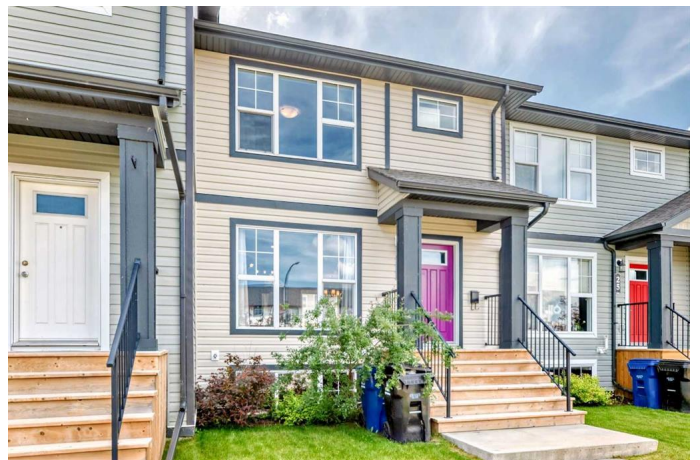
Aspen Lakes West, Blackfalds, Alberta

WELCOME to this bright, modern home with warm, inviting finishes throughout! The open-concept main floor features a spacious kitchen with a large centre island, flowing seamlessly into the dining and living areas—perfect for both everyday living and entertaining. A convenient half bath completes the main level. Upstairs, you'll find a bright and generous primary bedroom with a 3-piece ensuite, along with two additional bedrooms and a full bathroom. The undeveloped basement offers an additional, of potential living space, ready for your personal touch. Enjoy the fully fenced yard with a cozy deck—ideal for morning coffee or evening relaxation. Dedicated off-street parking is available at the back with a gravel parking pad, and additional parking out front. Located in a newer Blackfalds subdivision with quick access to Highway 2, this home offers an incredible opportunity to own!

Built in 2017

## Essential Information

MLS® #	A2233704
Price	\$309,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,276



Acres	0.05
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	21 Arlen Close
Subdivision	Aspen Lakes West
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M0N2

### Amenities

Parking Spaces	2
Parking	Alley Access, Off Street, Parking Pad

### Interior

Interior Features	Kitchen Island, Laminate Counters, Open Floorplan
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

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

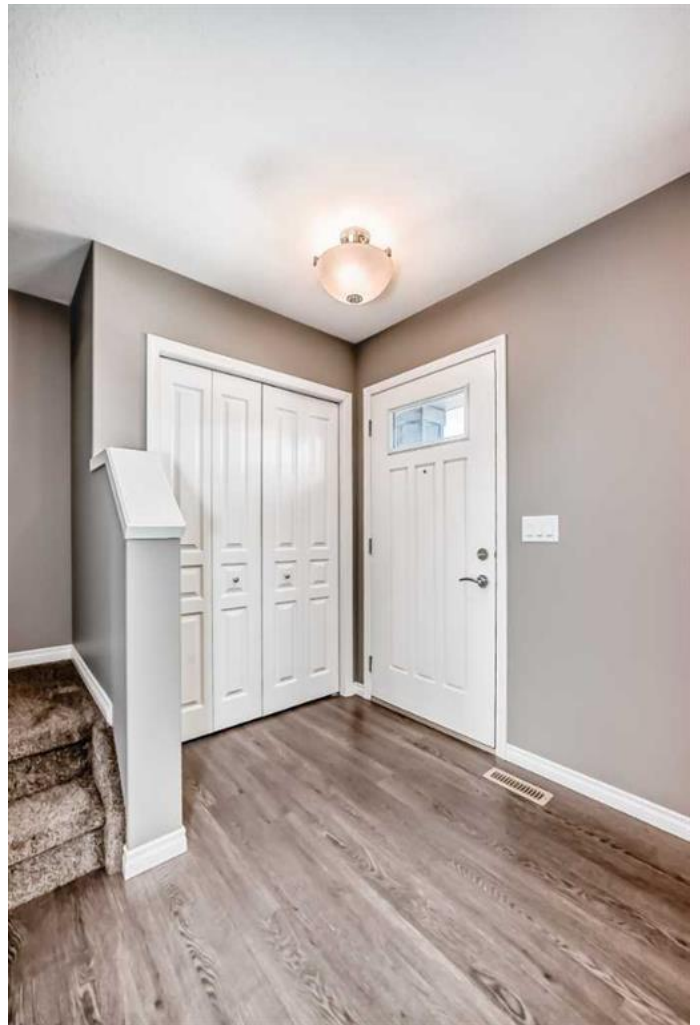
### Additional Information

Date Listed	June 27th, 2025
Days on Market	15
Zoning	R2

## Listing Details

Listing Office

Realty Experts Group Ltd



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