

# \$345,000 - 6 Ava Crescent, Blackfalds

MLS® #A2235003

**\$345,000**

3 Bedroom, 4.00 Bathroom, 1,268 sqft

Residential on 0.05 Acres

Aspen Lakes West, Blackfalds, Alberta

Stop the car! Is that a townhouse for sale, surrounded by all of those newly built townhouses, but this one is fully finished and ready to move into? You bet it is. This gently used home offers the signature open concept main level with beautiful laminate floors, a kitchen with island and pantry storage, and a spacious living room and dining room. A little half bath is tucked around the corner next to the back door. The upper floor houses a full bath and three large bedrooms, including a primary with three piece ensuite. This owner thoughtfully had Falcon Homes finish the basement when he bought, so it has the same materials, fixtures and finishing as the other two floors. It features French doors leading into a large rec space currently housing the worlds best roommate - but it could be a family room or media room or whatever you dream it to be. There is a walk-in closet, big bright window, and access to the full 4 piece bath. A tidy little fenced yard, a deck for the BBQ, and a gravel parking pad for two finishes it off. Move right in and enjoy, this one needs nothing but your own little special touches.

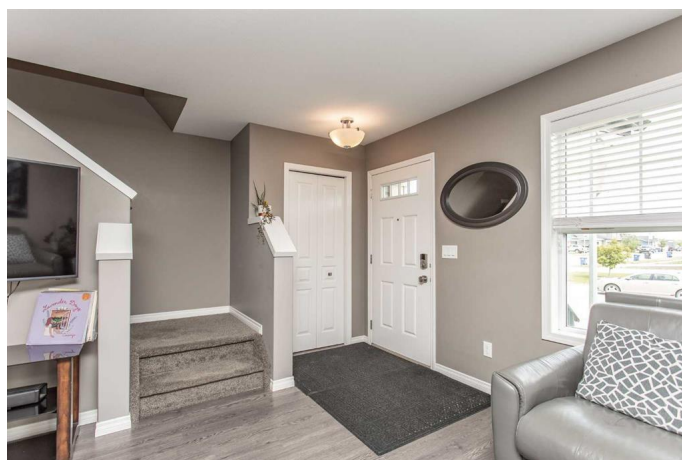
Built in 2016

## Essential Information

MLS® #                   A2235003

Price                     \$345,000

Bedrooms             3



|                |               |
|----------------|---------------|
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,268         |
| Acres          | 0.05          |
| Year Built     | 2016          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 6 Ava Crescent   |
| Subdivision | Aspen Lakes West |
| City        | Blackfalds       |
| County      | Lacombe County   |
| Province    | Alberta          |
| Postal Code | T4M 0M9          |

### Amenities

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

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Closet Organizers, French Door, Kitchen Island, Open Floorplan, Walk-In Closet(s)              |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Other                      |
| Lot Description   | Back Lane, Back Yard, Lawn |
| Roof              | Asphalt Shingle            |
| Construction      | Wood Frame                 |
| Foundation        | Poured Concrete            |

**Additional Information**

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

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Maximum |
|----------------|--------------------|

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