

\$399,900 - 56 Almond Crescent, Blackfalds

MLS® #A2100744

\$399,900

3 Bedroom, 3.00 Bathroom, 1,088 sqft

Residential on 0.09 Acres

Aspen Lake, Blackfalds, Alberta

LOADED WITH UPGRADES ~ FULLY DEVELOPED 3 BED, 3 BATH BI-LEVEL ~ HEATED 24' x 24' GARAGE ~ OVER \$10,000 IN LANDSCAPING RECENTLY COMPLETED ~ SOUTH FACING BACKYARD ~ Covered front veranda welcomes you and leads to a sun filled foyer with high ceilings that open to the upper level ~ Open concept main floor layout is complemented by vinyl plank flooring offering a feeling of spaciousness ~ The living room features a large picture window that overlooks the front yard and opens to the dining space where you can easily host a large family gathering ~ The stunning kitchen is loaded with plenty of white painted wood cabinets, ample counter space including a large peninsula with an eating bar and pendant lights above, full tile backsplash, stainless steel appliances, and a wall pantry ~ Garden door from the kitchen leads to the south facing deck with a newly built pergola, gas line for your BBQ or patio heater and enclosed storage below ~ The spacious primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture, has dual closets with built in organizers, and a 4 piece ensuite ~ Second main floor bedroom is also a generous size and is conveniently located next to the 4 piece main bathroom ~ The fully finished basement offers large above grade windows, vinyl plank flooring and operational in floor heating ~ Massive family room has a stacked stone feature wall with a built in Tv wall mount and has plenty of space



for a seating area and a pool table, exercise equipment or even a home office space ~ The third bedroom has tons of natural light, ample closet space and a cheater door to the spa like bathroom with a walk in steam shower ~ Laundry and storage complete the basement ~ The backyard is fully fenced with back alley access and was recently updated with over \$10,000 in landscaping, featuring a courtyard area with a stone patio and raised garden beds and tons of perennials and shrubs ~ 24' x 24' heated garage ~ Located in a family friendly neighbourhood, steps to multiple parks, playgrounds, schools, and shopping plus the Trans Canada Walking Trail and Aspen Lake, and the Abbey Centre ~ Pride of ownership is evident in this well cared for home!

Built in 2015

Essential Information

MLS® #	A2100744
Price	\$399,900
Sold Price	\$384,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,088
Acres	0.09
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	56 Almond Crescent
Subdivision	Aspen Lake
City	Blackfalds

County	Lacombe County
Province	Alberta
Postal Code	T4M 0J6

Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Heated Garage

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Steam Room, Storage, Vinyl Windows
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, See Remarks, Stove(s), Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Courtyard, Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Front Yard, Garden, Landscaped, Level, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 8th, 2024
Date Sold	March 1st, 2024
Days on Market	52
Zoning	R1S
HOA Fees	0.00

Listing Details

Listing Office	Lime Green Realty Inc.
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