

\$355,000 - 92 Almond Crescent, Blackfalds

MLS® #A2152104

\$355,000

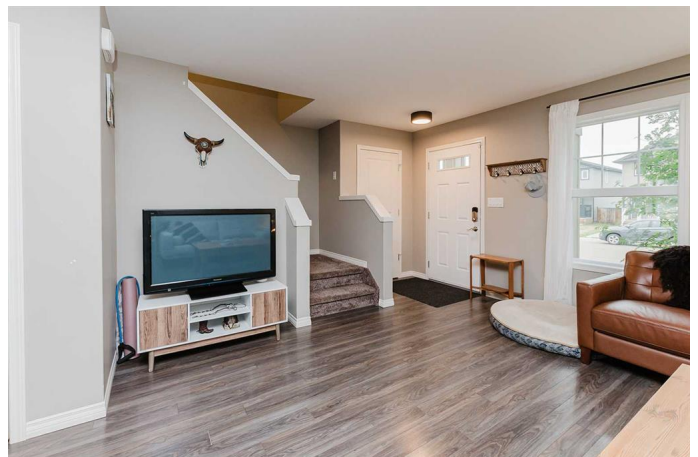
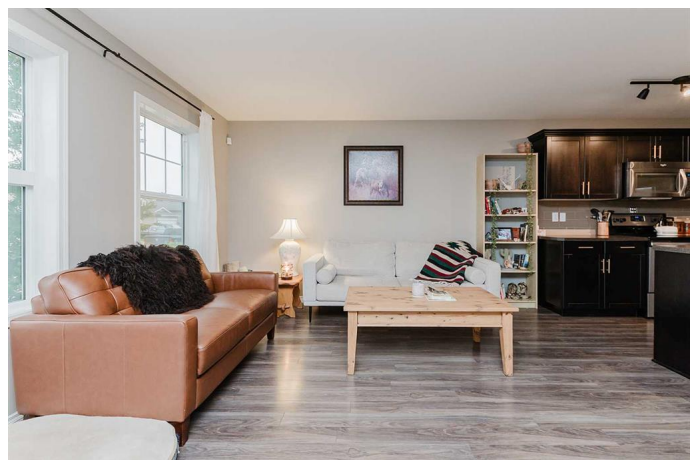
3 Bedroom, 3.00 Bathroom, 1,316 sqft

Residential on 0.09 Acres

Aspen Lakes West, Blackfalds, Alberta

This 2-story home offers both charm and practicality. Starting with air conditioning to keep you comfortable during Summer's heatwaves. With 3 bedrooms upstairs, 2.5 bathrooms, modern finishes, fully fenced yard, & central vac, this property has plenty to give at an affordable price! Plus, it's just a three minute walk to the scenic Trans-Canada Trail; perfect for those with 4-legged friends or who just love connecting with nature. The main floor flows seamlessly from the living room to the kitchen, which features dark cabinetry accented by gold hardware, an island with seating, stainless steel appliances, and a spacious dining area. A convenient 2 piece bath and closet are located near the back entrance. Upstairs, the primary bedroom includes a 3 piece ensuite, while two additional bedrooms share a 4 piece bathroom. The South facing backyard features a 2 level deck, dog run, firepit area, and garden boxes! There is room to build a garage, where there is currently a graveled parking pad. The unfinished basement offers plenty of potential, with laundry, a rough-in for an additional bathroom, under stair storage, utility room, and a large family room. This property has been meticulously maintained, making it move-in ready. Located in Blackfalds, a town known for its strong sense of community, where both small town charm and modern amenities exist.

Built in 2014



Essential Information

MLS® #	A2152104
Price	\$355,000
Sold Price	\$350,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,316
Acres	0.09
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	92 Almond Crescent
Subdivision	Aspen Lakes West
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0J5

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Central Vacuum, Kitchen Island, Laminate Counters, No Smoking Home, Sump Pump(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Dog Run, Fire Pit
Lot Description	Back Lane, Back Yard, Lawn, Landscaped, Rectangular Lot
Roof	Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 26th, 2024
Date Sold	August 3rd, 2024
Days on Market	8
Zoning	R-1S
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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