\$358,500 - 94 Ava Crescent, Blackfalds

MLS® #A2233047

\$358,500

3 Bedroom, 2.00 Bathroom, 1,352 sqft Residential on 0.75 Acres

Aspen Lakes West, Blackfalds, Alberta

Nestled in the heart of Blackfalds, Alberta, this delightful duplex offers the perfect blend of comfort, style, and potential. Boasting 1352 square feet of thoughtfully designed living space and a bright unfinished basement for future development.

You are welcomed to a spacious foyer that sets the stage for the rest of the home. The open-concept layout creates a seamless flow between the living, dining, and kitchen area, providing ample space for everyday living and entertaining.

Patio doors off the dining and kitchen area to a private 10x8 deck. This yard is private, South West facing and offers low maintenance landscaping.

The upper level with 3 bedrooms, primary with a walk in closet and the 5 piece bath with double sinks. The laundry is located upstairs for your convenience.

A single drywalled garage provides convenient parking and storage space, ensuring both security and functionality. Providing easy Hi way access, close to parks and all amenities.





Built in 2020

Essential Information

MLS® # A2233047
Price \$358,500
Sold Price \$352,500

Bedrooms 3

Bathrooms 2.00

Full Baths 1

Half Baths 1

Square Footage 1,352

Acres 0.75

Year Built 2020

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Sold

Community Information

Address 94 Ava Crescent

Subdivision Aspen Lakes West

City Blackfalds

County Lacombe County

Province Alberta
Postal Code T4M 0M8

Amenities

Parking Spaces 1

Parking Concrete Driveway, Single Garage Attached

Interior

Interior Features Closet Organizers, Kitchen Island, No Smoking Home, Storage, Vinyl

Windows, Walk-In Closet(s)

Appliances Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer

Heating Hot Water, Mid Efficiency

Cooling None
Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Landscaped

Roof Asphalt Shingle

Construction Stone, Vinyl Siding

Foundation Poured Concrete

Additional Information

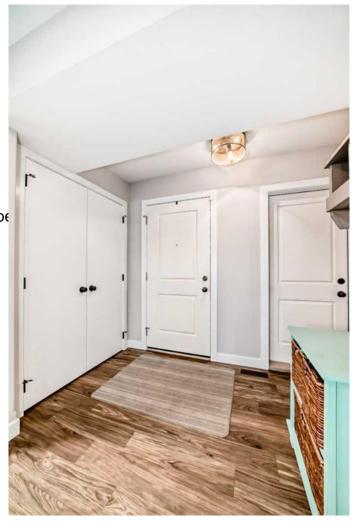
Date Listed June 20th, 2025

Date Sold August 1st, 2025

Days on Market 42
Zoning R2
HOA Fees 0.00

Listing Details

Listing Office RE/MAX real estate central albe



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