

# \$622,900 - 65 Ash Close, Blackfalds

MLS® #A2232592

**\$622,900**

4 Bedroom, 4.00 Bathroom, 1,758 sqft

Residential on 0.14 Acres

Aspen Lake, Blackfalds, Alberta

Welcome to 65 Ash Close in Beautiful Aspen Lakes, Blackfalds! This stunning one-owner, fully developed two-storey home offers the perfect blend of space, comfort, and convenience. Featuring 4 bedrooms, 3.5 bathrooms, massive bonus room, and a sought-after heated triple attached garage with a 220v outlet, this home is built for family living and entertaining. Step inside to find spacious front and back entries, including a thoughtfully designed boot room with custom cubbies—ideal for keeping everything neat and organized. The main floor boasts a bright, open layout, kitchen island with granite counter top, gas fireplace, corner pantry & more. Upstairs, there are three bedrooms and a bonus room which could be used for moving nights or a playroom. The primary bedroom has a tray ceiling and the ensuite is extremely spacious offering a dual vanity, shower and tub! Downstairs, the walkout basement adds even more functional living space including a wet bar and with easy access to the outdoors & there is also a gas line ran for your fire table making it great for entertaining or just enjoying your back yard! Love spending time outside? You™ll enjoy relaxing or hosting on the large back deck, which overlooks the scenic TransCanada Trail that wraps around a tranquil pond in Aspen Lakes. From your backyard, you can bike or walk the trail all the way to Lacombe. This is more than just a house—it's a lifestyle. Don't miss your chance to own this exceptional property in a



family-friendly neighbourhood close to parks, paths, and nature.

Built in 2015

### Essential Information

MLS® #	A2232592
Price	\$622,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,758
Acres	0.14
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	65 Ash Close
Subdivision	Aspen Lake
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0H8

### Amenities

Parking Spaces	6
Parking	Driveway, Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Bar, Granite Counters, Kitchen Island, Laminate Counters, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None

Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, Private Yard, Barbecue
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 18th, 2025
Days on Market	20
Zoning	R1L

## Listing Details

Listing Office	Royal LePage Network Realty Corp.
----------------	-----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.