

# \$349,900 - 6 Anna Close, Blackfalds

MLS® #A2242548

## \$349,900

3 Bedroom, 3.00 Bathroom, 1,344 sqft  
Residential on 0.05 Acres

Aspen Lakes West, Blackfalds, Alberta

Located in a high-growth area of Aspen Lakes West, this modern and thoughtfully planned 3-bedroom, 2.5-bathroom townhome features functional living across two levels. The main home has an open-concept layout with a spacious kitchen, center island, and bright living/dining areas that are perfect for family life or entertainment. Upstairs, youâ€™™ll find three well-sized bedrooms, including a primary with a walk-in closet and ensuite, along with convenient upper-floor laundry. With just a few steps from parks, trails, and schools, this home delivers both lifestyle and long-term potential in growing Blackfalds! PHOTOS ARE REPRESENTATIVE



Built in 2025

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2242548      |
| Price          | \$349,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,344         |
| Acres          | 0.05          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |

|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 6 Anna Close     |
| Subdivision | Aspen Lakes West |
| City        | Blackfalds       |
| County      | Lacombe County   |
| Province    | Alberta          |
| Postal Code | T4M 0N1          |

## Amenities

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

## Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Quartz Counters                                            |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas, Electric                                          |
| Cooling           | None                                                                       |
| Has Basement      | Yes                                                                        |
| Basement          | Full, Unfinished                                                           |

## Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Private Entrance, Private Yard     |
| Lot Description   | Back Lane, Back Yard, City Lot     |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 31              |
| Zoning         | R2              |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | The Agency North Central Alberta |
|----------------|----------------------------------|

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

