

# \$515,000 - 25 Ash Close, Blackfalds

MLS® #A2227542

**\$515,000**

4 Bedroom, 3.00 Bathroom, 1,362 sqft

Residential on 0.11 Acres

Aspen Lake, Blackfalds, Alberta

MORE Photos coming soon!!!! WONDERFUL Family home in a very desirable community!! This gorgeous modified bi-level with a walk-out basement to a landscaped yard, walking trails and Aspen Lake behind is a GEM!! This desirable location is nestled against nature, perfect for those who want convenience of town life but the experience of nature out your own back yard. There is ample parking on the driveway as well as RV or Boat parking either inside or outside the fenced yard! Inside you will find a large entry that flows up to a chef inspired kitchen, vaulted ceilings and beautiful Granite counters throughout. There is a gas stove for the chef, an island for entertaining and ample space for a dining table and good sized living room before moving out to the lovely deck area. The deck looks out into the large yard, and beyond is walking trails, nature and Aspen Lake. The main level includes 2 good sized bedrooms and a full bath before moving up to the Primary suite with stunning ensuite and walk-in closet. Downstairs remains about 75% finished with electrical and most of the drywall complete. There is a rough-in for a THIRD bathroom and FOURTH Bedroom (or you can add a FIFTH) as well as laundry room and great games/rec/family room space. In Floor heating has been roughed in and would keep this level cozy in the winter. The Garage is insulated & drywalled, has some built in shelving & plumbed in for natural gas heat with 240v for those guys who need extra power. The home also features Central



Air Conditioning so you will be comfortable all year around. Outside, this yard includes a custom designed natural rock wall, the poured concrete walkway/steps down into the pie yard with new washed rock and firepit area. This home is perfect for the growing family who wants to be comfortable, close to convenience but have room to grow and explore a wonderful neighborhood!

Built in 2015

### **Essential Information**

MLS® #	A2227542
Price	\$515,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,362
Acres	0.11
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

### **Community Information**

Address	25 Ash Close
Subdivision	Aspen Lake
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0H5

### **Amenities**

Parking Spaces	5
Parking	Double Garage Attached, Off Street, Parking Pad, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan
Appliances	Central Air Conditioner, Dishwasher, Microwave, Microwave Hood Fan, Washer/Dryer, Window Coverings, Gas Oven
Heating	Forced Air, In Floor Roughed-In
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out

## Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 3rd, 2025
Days on Market	13
Zoning	R1

## Listing Details

Listing Office	RE/MAX real estate central alberta
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