

# \$349,900 - 46 Anna Close, Blackfalds

MLS® #A2255945

## \$349,900

3 Bedroom, 3.00 Bathroom, 1,344 sqft  
Residential on 0.04 Acres

Aspen Lakes West, Blackfalds, Alberta

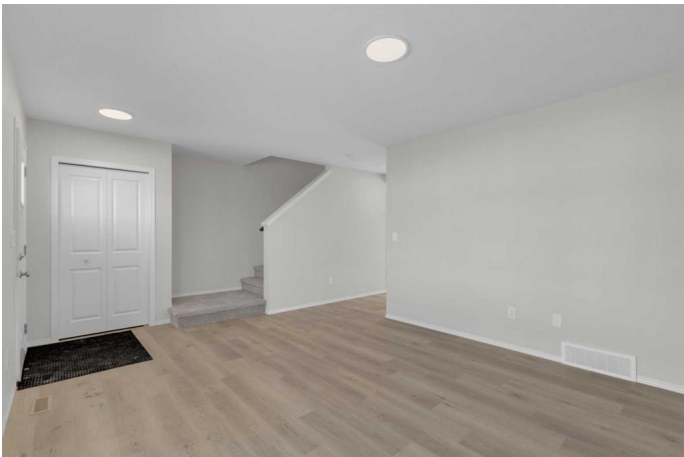
AVAILABLE IMMEDIATELY. Discover this stylish 3-bedroom, 2.5-bath townhome in Aspen Lakes West. Featuring two levels of thoughtfully designed living space and an unfinished basement for future expansion. The open-concept kitchen includes a central island and flows seamlessly into the dining and living areas. Upstairs, enjoy a spacious primary suite with walk-in closet and ensuite, plus two additional bedrooms and upper-floor laundry. Located near parks, trails, and schools in a rapidly growing Blackfalds community. PHOTOS ARE REPRESENTATIVE

Built in 2024

### Essential Information

MLS® #	A2255945
Price	\$349,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,344
Acres	0.04
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information



Address	46 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
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, Vinyl, Metal
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	September 22nd, 2025
Days on Market	1
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 provided by real estate professionals who are members of CREA. Used under license.