$389,000 - 42 Arlen Close, Blackfalds

MLS® #A2268310

$389,000
4 Bedroom, 4.00 Bathroom, 1,273 sqft
Residential on 0.07 Acres

Aspen Lakes West, Blackfalds, Alberta

NO CONDO FEES | DETACHED GARAGE | END UNIT | Welcome to an ORIGINAL OWNER town home located in Blackfalds! Thanks to the end-unit design, thereâ€™s an ADDITIONAL WEST FACING WINDOW that brings extra natural sunlight into the main living space. This property truly shows like a true show home. Immaculately cared for, it feels barely lived in. Enjoy a bright and functional main floor featuring QUARTZ COUNTER TOPS, modern finishes, island sink, new fridge and stove, STAINLESS STEEL APPLIANCES, under cabinet lighting and AIR CONDITIONING for year round comfort. The overall condition is outstanding, simply move in and enjoy. The last touch on the main floor is a convenient powder bath located near the back entrance. Upstairs you'll find 3 bedrooms, and a 4pc bathroom. On the primary bedroom you've got an EN SUITE to take this property 1 step further. In the basement rounding off the property is a large living room with a large SOUTH FACING WINDOW, a bedroom and bathroom. Outside, take in the evening glow from the oversized back deck, perfectly placed to enjoy the sunsets. The deck has been reinforced with additional stability, making it ideal for a future hot tub. The yard is private leading to an OVERSIZED SINGLE CAR GARAGE, plus a paved parking pad beside it great for extra parking or toys. The garage is fully finished, lots of storage, shelving and HEATING to enjoy year round. What truly sets this home

apart is that it's tucked into one of the most WELCOMING CLOSES youâ€™ll ever find, where neighbours wave hello, kids play, and the sense of community is truly real. Itâ€™s a place where people look out for one another and where youâ€™ll feel at home right away. A truly standout home in both condition and location, you wonâ€™t find another like it. Amenities within 5 min of home: Abbey Centre (OUTDOOR POOL), Eagles Builder Centre (Home Of Local BCHL Team), Ball Park, Mountain Bike Park, Gas Station, HIGHWAY 2 (1 min), Grocery stores... Don't miss out on this exceptionally RARE property!

Built in 2017

Essential Information

MLS® #	A2268310
Price	$389,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,273
Acres	0.07
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	42 Arlen Close
Subdivision	Aspen Lakes West
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0N2

Amenities

Parking Spaces	2
Parking	Alley Access, Heated Garage, Insulated, Paved, Rear Drive, Single Garage Detached
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Kitchen Island, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Lighting, Storage
Lot Description	Back Lane, Backs on to Park/Green Space, Front Yard, Irregular Lot, Landscaped, Lawn, Low Maintenance Landscape, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 1st, 2025
Days on Market	6
Zoning	R2

Listing Details

Listing Office	Royal LePage Network Realty Corp.

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