

\$544,900 - 6 Allard Avenue, Blackfalds

MLS® #A2219301

\$544,900

3 Bedroom, 2.00 Bathroom, 1,497 sqft
Residential on 0.12 Acres

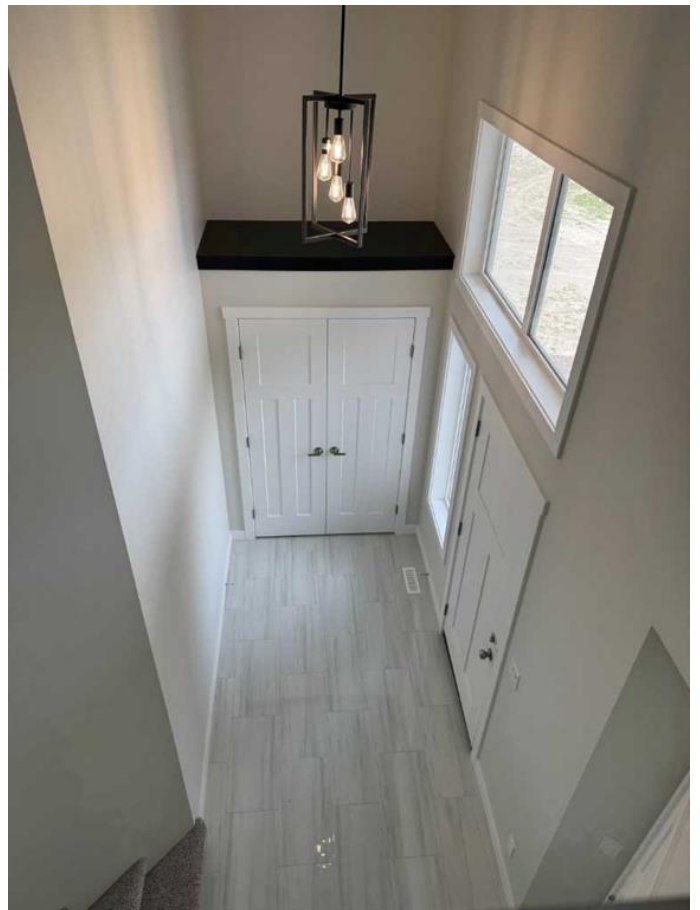
Aspen Lakes West, Blackfalds, Alberta

WELCOME TO THIS IMPRESSIVE NEW BUILD SAN MARIA HOMES MODIFIED BILEVEL IN THE ASPEN LAKES WEST SUBDIVISION OF BLACKFALDS! A spacious 1496 sq ft above grade of quality construction and gorgeous finishings! Enter the home to a very spacious tiled entry leading to the MAIN LEVEL WEST FACING OPEN CONCEPT DESIGN

LIVING/DINING/KITCHEN with luxury vinyl plank flooring, vaulted ceilings and a STUNNING CENTRAL ELECTRIC FIREPLACE WITH AN EYE-CATCHING FLOOR-TO-CEILING STONE SURROUND! Crisp white linen paint throughout! Gorgeous Kitchen with White Maple Cabinetry, Full Tile Backsplash, Quartz Countertops, Center Island with Extended Breakfast Bar, Pantry and All Stainless Steel Appliances (Fridge With Water!). Adjacent to the kitchen is a good sized dining area with a garden door out to the WEST FACING DECK. Two good sized bedrooms on the main level + 4 Pce bath with quartz countertop and tile floor! The Primary Bedroom is on the upper level with a Walk-in-Closet and 4 Pce Ensuite + quartz countertop and tile floor. Basement with 9 ft ceilings is ready for your personal development. TAXES NOT YET ASSESSED.....

Built in 2025

Essential Information



| | |
|----------------|-------------------|
| MLS® # | A2219301 |
| Price | \$544,900 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,497 |
| Acres | 0.12 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Modified Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 6 Allard Avenue |
| Subdivision | Aspen Lakes West |
| City | Blackfalds |
| County | Lacombe County |
| Province | Alberta |
| Postal Code | T4N 0N1 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Kitchen Island, Quartz Counters, See Remarks, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances | Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s) |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric, Living Room, Stone |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

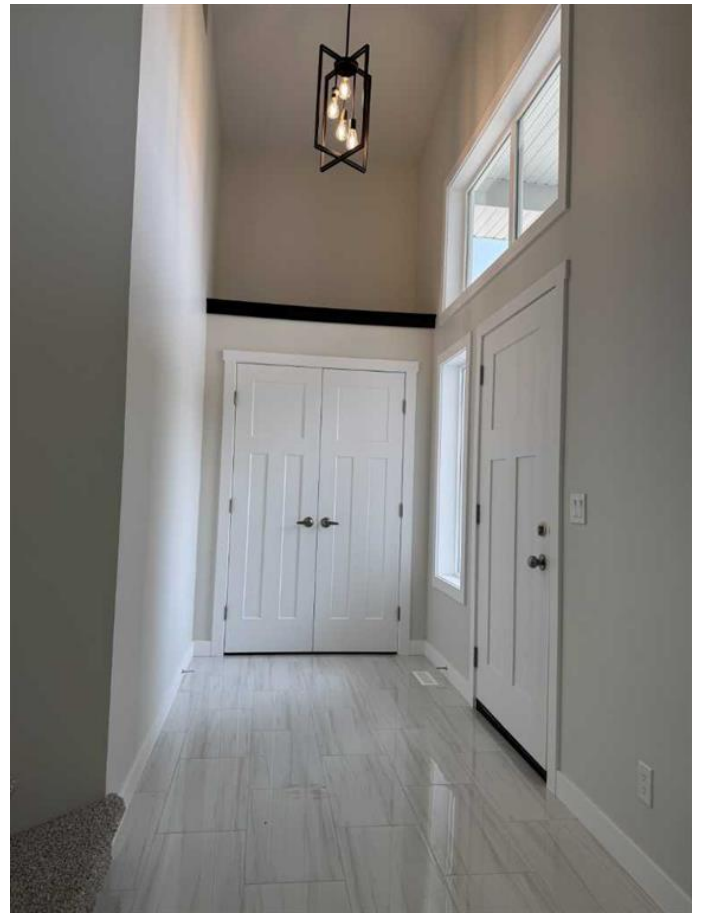
Exterior Features None
Lot Description Back Lane
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed May 9th, 2025
Days on Market 4
Zoning R-1M

Listing Details

Listing Office Century 21 Advantage



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