

\$324,900 - 117 Ava Crescent, Blackfalds

MLS® #A2240205

\$324,900

3 Bedroom, 2.00 Bathroom, 1,240 sqft

Residential on 0.05 Acres

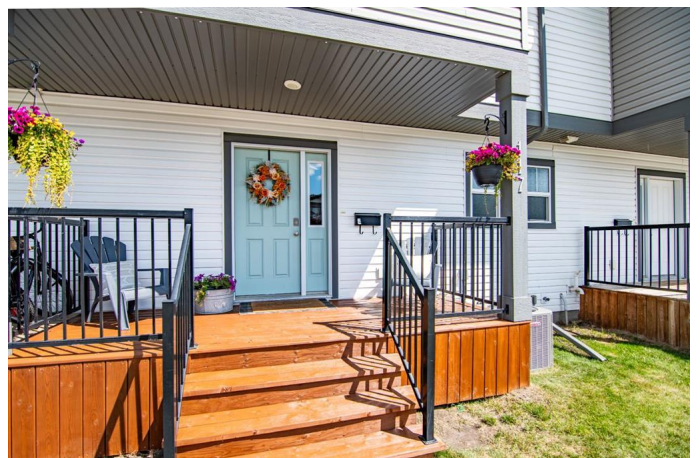
Aspen Lakes West, Blackfalds, Alberta

Welcome to this beautifully designed townhome in the rapidly growing community of Blackfalds! This 3 bedroom, 1.5 bathroom home offers both style and functionality with 9-foot ceilings, central air conditioning, and a bright open concept layout filled with natural light. The kitchen is a standout, featuring modern cabinetry, stainless steel appliances, and a quartz island perfect for entertaining. Upstairs, the spacious primary bedroom includes a walk-in closet and convenient pocket door access to the 5-piece main bathroom. Youâ€™ll also find two additional bedrooms and laundry on the upper level for added convenience. The undeveloped basement provides the opportunity to customize with space for an additional bedroom, bathroom, and family room. Outside, enjoy the fully fenced yard, a rear deck, and a parking pad. A fantastic opportunity to own a modern, move-in ready home in one of Central Albertaâ€™s most desirable communities!

Built in 2017

Essential Information

MLS® #	A2240205
Price	\$324,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1



Square Footage	1,240
Acres	0.05
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	117 Ava Crescent
Subdivision	Aspen Lakes West
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M0M8

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard
Roof	Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 16th, 2025
Days on Market	17

Zoning R2

Listing Details

Listing Office Century 21 Maximum

Data is supplied by Pillar 9â,,¢ MLSÂ® System. Pillar 9â,,¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.