

\$634,900 - 61 Ash Close, Blackfalds

MLS® #A2217016

\$634,900

4 Bedroom, 4.00 Bathroom, 1,762 sqft

Residential on 0.14 Acres

Aspen Lake, Blackfalds, Alberta

Welcome to 61 Ash Close in Beautiful Aspen Lakes, Blackfalds!

This stunning one-owner, fully developed two-storey home offers the perfect blend of space, comfort, and convenience. Featuring 4 bedrooms, 3.5 bathrooms, and a sought-after heated triple attached garage, this home is built for family living and entertaining. Step inside to find spacious front and back entries, including a thoughtfully designed boot room with custom cubbies—ideal for keeping everything neat and organized. The main floor boasts a bright, open layout, kitchen island with granite counter tops, gas fireplace, and the A/C ensures year-round comfort.

Upstairs, there are four bedrooms and the fourth bedroom can easily be transformed into a bonus room, playroom, or home office—whatever suits your lifestyle. The primary bedroom has a tray ceiling and the ensuite is extremely spacious offering a dual vanity, shower and tub! Downstairs, the walkout basement adds even more functional living space with easy access to the outdoors. Love spending time outside? You™ll enjoy relaxing or hosting on the large back deck, which overlooks the scenic TransCanada Trail that wraps around a tranquil pond in Aspen Lakes. From your backyard, you can bike or walk the trail all the way to Lacombe.

This is more than just a house—it's a lifestyle. Don™t miss your chance to own this exceptional property in a family-friendly neighbourhood close to parks, paths, and



nature. **basement ceiling will be completed**

Built in 2015

Essential Information

MLS® #	A2217016
Price	\$634,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,762
Acres	0.14
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	61 Ash Close
Subdivision	Aspen Lake
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0H8

Amenities

Parking Spaces	5
Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Tray Ceiling(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Private Entrance
Lot Description	Back Yard, Backs on to Park/Green Space, Few Trees, Lawn, Other, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 1st, 2025
Days on Market	2
Zoning	R1L

Listing Details

Listing Office	Royal LePage Network Realty Corp.
----------------	-----------------------------------

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.