

\$309,900 - 21 Arlen Close, Blackfalds

MLS® #A2233704

\$309,900

3 Bedroom, 3.00 Bathroom, 1,276 sqft
Residential on 0.05 Acres

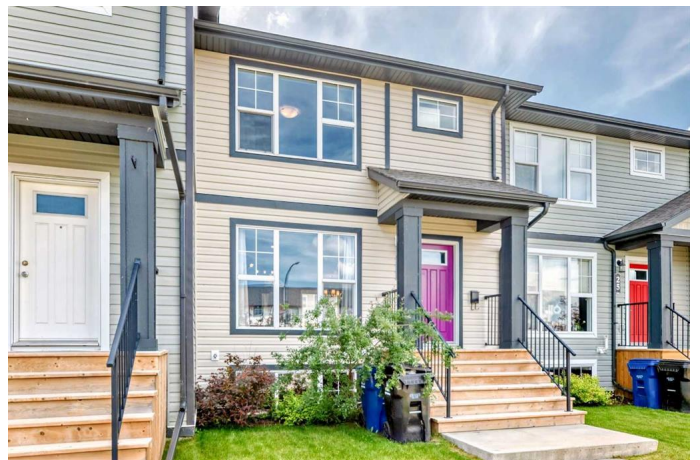
Aspen Lakes West, Blackfalds, Alberta

WELCOME to this bright, modern home with warm, inviting finishes throughout! The open-concept main floor features a spacious kitchen with a large centre island, flowing seamlessly into the dining and living areasâ€”perfect for both everyday living and entertaining. A convenient half bath completes the main level. Upstairs, youâ€™ll find a bright and generous primary bedroom with a 3-piece ensuite, along with two additional bedrooms and a full bathroom. The undeveloped basement offers an additional, of potential living space, ready for your personal touch. Enjoy the fully fenced yard with a cozy deckâ€”ideal for morning coffee or evening relaxation. Dedicated off-street parking is available at the back with a gravel parking pad, and additional parking out front. Located in a newer Blackfalds subdivision with quick access to Highway 2, this home offers an incredible opportunity to own!

Built in 2017

Essential Information

MLS® #	A2233704
Price	\$309,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,276



Acres	0.05
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	21 Arlen Close
Subdivision	Aspen Lakes West
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M0N2

Amenities

Parking Spaces	2
Parking	Alley Access, Off Street, Parking Pad

Interior

Interior Features	Kitchen Island, Laminate Counters, Open Floorplan
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 Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

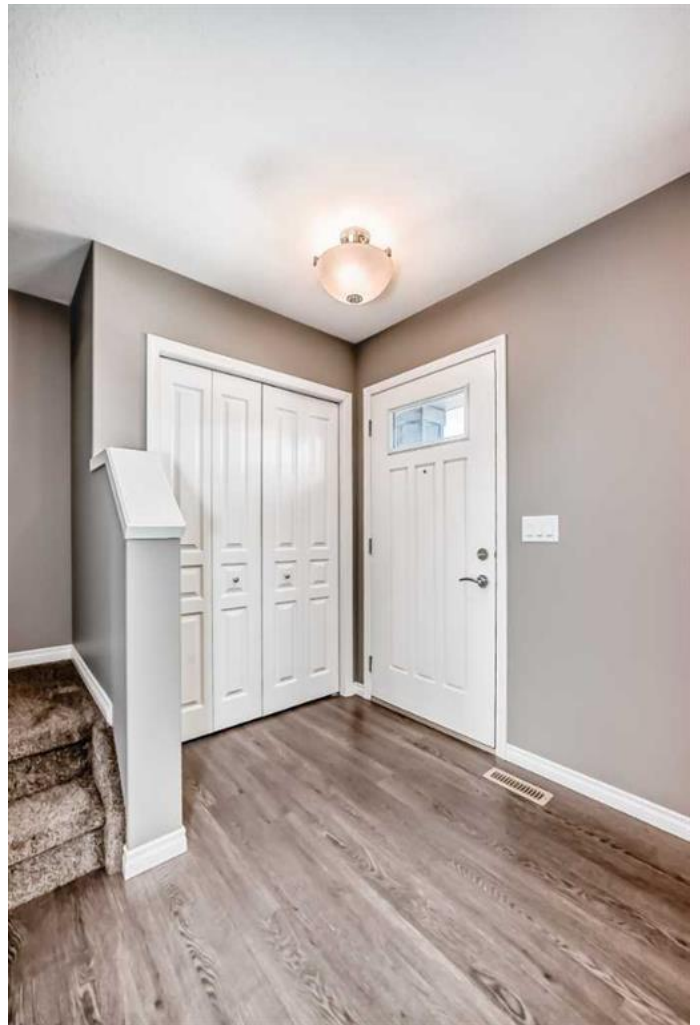
Additional Information

Date Listed	June 27th, 2025
Days on Market	8
Zoning	R2

Listing Details

Listing Office

Realty Experts Group Ltd



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