

# \$310,000 - 137 Ava Crescent, Blackfalds

MLS® #A2200522

## \$310,000

3 Bedroom, 2.00 Bathroom, 745 sqft

Residential on 0.05 Acres

Aspen Lakes West, Blackfalds, Alberta

Blackfalds - Affordable - 3 Bedroom - 2 FULL Bathroom - Fully Finished Bilevel Townhome - Immaculate Condition - Open Floor Plan Main Floor - Large North facing windows with included vinyl louvered blinds - Kitchen has included stainless steel appliances, pantry, lots of cabinets, quartz countertop island with undermount sink and extended breakfast eating bar - Dining room has a garden door leading out onto a North facing rear deck and backyard that is fully fenced as well back lane access with 2 car parking - Main floor primary bedroom and full bathroom with tub/shower - The lower level has a 2 bedrooms, second 4 piece bath with tub/shower and bonus family room with large window. Lower level laundry closet with included washer and dryer. All appliances and window coverings included.

Built in 2016

## Essential Information

MLS® #	A2200522
Price	\$310,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	745
Acres	0.05
Year Built	2016
Type	Residential



Sub-Type	Row/Townhouse
Style	Bi-Level
Status	Active

### **Community Information**

Address	137 Ava Crescent
Subdivision	Aspen Lakes West
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0M8

### **Amenities**

Parking Spaces	2
Parking	Off Street, Parking Pad

### **Interior**

Interior Features	No Animal Home, No Smoking Home, Pantry, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony
Lot Description	Back Lane, Front Yard, Lawn
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 8th, 2025
Days on Market	5
Zoning	R2

### **Listing Details**

Listing Office	RE/MAX Real Estate (Edmonton)
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