

# \$459,000 - 71 Almond Crescent, Blackfalds

MLS® #A2267040

**\$459,000**

3 Bedroom, 3.00 Bathroom, 1,567 sqft  
Residential on 0.10 Acres

Aspen Lake, Blackfalds, Alberta

IMPRESSIVE 3 BEDROOM, 3 BATHROOM HOME “SHOWS VERY NICELY!”  
Welcome to this beautiful 1,528 sq. ft. two-storey home, perfectly located on a desirable crescent. From the moment you walk in, you™ll be impressed by the bright, spacious living room featuring a stylish gas fireplace “perfect for cozy evenings. The gorgeous kitchen offers a large granite island, a walk-in pantry, and plenty of rich dark cabinetry, ideal for those who love to cook and entertain. The adjoining dining area opens directly onto the rear deck and yard, creating an effortless indoor-outdoor flow. A convenient 2-piece bathroom completes the main level.

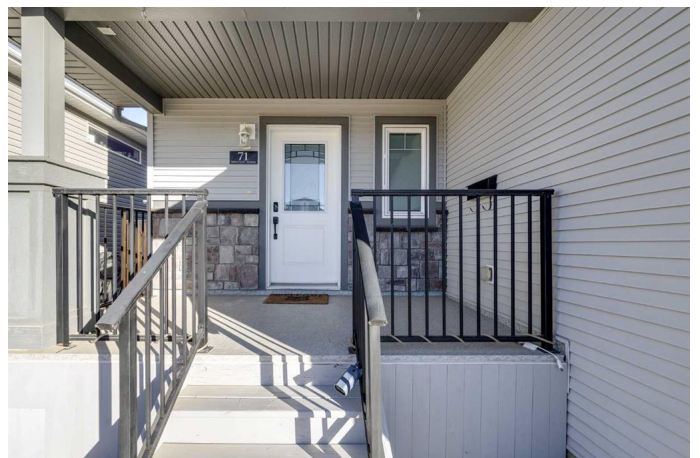
Upstairs, you™ll find three generous bedrooms, including a primary suite with a walk-in closet and a full 4-piece ensuite. The upper level also features a second 4-piece main bathroom and the added convenience of laundry upstairs. The insulated and drywalled front-attached garage provides both comfort and functionality.

This home is modern, immaculate, and move-in ready “a wonderful place for your family to call home!

Built in 2014

## Essential Information

MLS® #                      A2267040



|                |             |
|----------------|-------------|
| Price          | \$459,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,567       |
| Acres          | 0.10        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 71 Almond Crescent |
| Subdivision | Aspen Lake         |
| City        | Blackfalds         |
| County      | Lacombe County     |
| Province    | Alberta            |
| Postal Code | T0M 0J0            |

### Amenities

|                |                                                                         |
|----------------|-------------------------------------------------------------------------|
| Parking Spaces | 2                                                                       |
| Parking        | Concrete Driveway, Driveway, Garage Door Opener, Single Garage Attached |
| # of Garages   | 1                                                                       |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Granite Counters                                                            |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Central, Natural Gas                                                        |
| Cooling           | None                                                                        |
| Fireplace         | Yes                                                                         |
| # of Fireplaces   | 1                                                                           |
| Fireplaces        | Gas, Living Room, Tile                                                      |
| Has Basement      | Yes                                                                         |
| Basement          | Full                                                                        |

### Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Private Yard                                      |
| Lot Description   | Back Yard, City Lot, Front Yard, Landscaped, Lawn |
| Roof              | Asphalt Shingle                                   |
| Construction      | Concrete, Stone, Vinyl Siding, Wood Frame         |
| Foundation        | Poured Concrete                                   |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 29th, 2025 |
| Days on Market | 1                  |
| Zoning         | R1                 |

**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.