

# \$599,000 - 4936 Aspen Lake Boulevard, Blackfalds

MLS® #A2251573

**\$599,000**

5 Bedroom, 2.00 Bathroom, 1,771 sqft

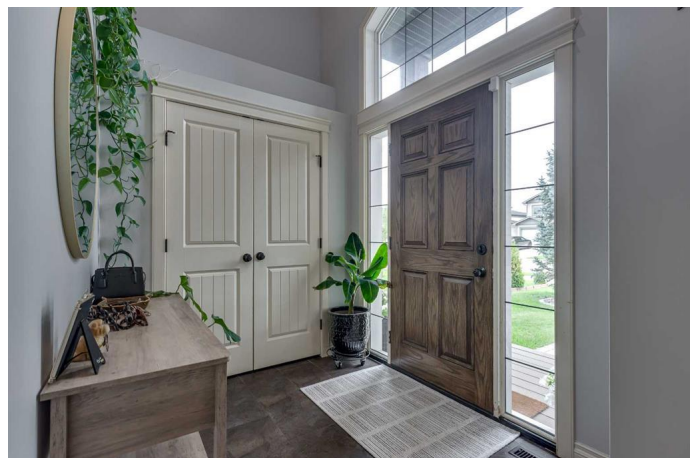
Residential on 0.12 Acres

Aspen Lake, Blackfalds, Alberta

Welcome to this former Eagle Ridge Builders™ show home, located in a quiet area of Blackfalds. Known for their attention to detail and craftsmanship, Eagle Ridge Builders has designed a home that combines quality finishes with functional living spaces.

This Modified Bi-Level residence offers five bedrooms and two bathrooms, with thoughtful upgrades throughout. The entry features a spacious foyer with a full-sized closet, setting the tone for the generous interior. The main floor showcases an open concept with vaulted ceilings, hardwood flooring, ceramic tile, and upgraded carpeting. A brick-faced corner fireplace anchors the living room, creating a warm focal point.

The kitchen is designed with solid oak cabinetry, granite countertops, and abundant storage. All major appliances are included. Adjacent to the kitchen, the dining area provides seamless flow for both daily use and entertaining. A dedicated laundry room is located on the main floor and features upper and lower cabinetry, a sink, and front-load washer and dryer. Two well-sized bedrooms and a four-piece bathroom complete this level. The upper level is reserved for the primary suite. This spacious retreat includes a large walk-in closet and a four-piece ensuite with a soaker tub and a separate shower. The basement is approximately 80% finished, with two additional bedrooms and space for a bathroom. The new owner can make the final touches to suit their personal preferences. The



2 car attached garage is completely drywalled and painted.

The exterior is equally well-appointed with a fully fenced yard backing onto a green space and natural creek area that is not slated for development. A walking path is located just meters away, providing convenient access for recreation and family walks.

This property offers a balance of craftsmanship, comfort, and location in a well-established Blackfalds neighborhood.

Built in 2013

### **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2251573          |
| Price          | \$599,000         |
| Bedrooms       | 5                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,771             |
| Acres          | 0.12              |
| Year Built     | 2013              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | Modified Bi-Level |
| Status         | Active            |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 4936 Aspen Lake Boulevard |
| Subdivision | Aspen Lake                |
| City        | Blackfalds                |
| County      | Lacombe County            |
| Province    | Alberta                   |
| Postal Code | T4M 0J1                   |

### **Amenities**

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 2                                |
| Parking        | Double Garage Detached, Driveway |

# of Garages 4

## Interior

Interior Features Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings

Heating In Floor Roughed-In, Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Brick Facing, Gas

Has Basement Yes

Basement Full, Partially Finished

## Exterior

Exterior Features Private Yard

Lot Description Backs on to Park/Green Space, Creek/River/Stream/Pond, Interior Lot, No Neighbours Behind

Roof Asphalt Shingle

Construction Brick, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed August 26th, 2025

Days on Market 34

Zoning R1M

## Listing Details

Listing Office Real Estate 2.0 Inc.

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