

# \$569,900 - 13 Adina Close, Blackfalds

MLS® #A2265549

**\$569,900**

5 Bedroom, 3.00 Bathroom, 1,192 sqft

Residential on 0.13 Acres

Aspen Lake, Blackfalds, Alberta

Welcome to this beautifully maintained 3-bedroom home with a spacious LEGAL 2-bedroom suite in the heart of Blackfalds! Located on a quiet close near schools, parks, the Abbey Centre and shopping. This property offers both comfort and income potential. The main home features spacious bedrooms, durable vinyl plank flooring throughout, hot water on demand, and a stunning new fireplace feature wall with custom shelving. Step outside to enjoy the newer deck space, complete with privacy walls—perfect for relaxing or entertaining. Heated, and insulated double garage. The LEGAL suite is fully self-contained with its own hot water on demand system, spacious layout, and freshly painted. Offers vinyl planking throughout, storage and laundry room. With ample parking, thoughtful upgrades, and a prime location, this property is well maintained and ready to view!

Built in 2013

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2265549  |
| Price          | \$569,900 |
| Bedrooms       | 5         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,192     |
| Acres          | 0.13      |



|            |             |
|------------|-------------|
| Year Built | 2013        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bi-Level    |
| Status     | Active      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 13 Adina Close |
| Subdivision | Aspen Lake     |
| City        | Blackfalds     |
| County      | Lacombe County |
| Province    | Alberta        |
| Postal Code | T4M 0J4        |

### Amenities

|                |                                                                                                         |
|----------------|---------------------------------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                                                       |
| Parking        | Alley Access, Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, Insulated, On Street |
| # of Garages   | 2                                                                                                       |

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Pantry                                                                         |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Tankless Water Heater, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                       |
| Cooling           | None                                                                                                          |
| Fireplace         | Yes                                                                                                           |
| # of Fireplaces   | 1                                                                                                             |
| Fireplaces        | Electric                                                                                                      |
| Has Basement      | Yes                                                                                                           |
| Basement          | Full, Suite                                                                                                   |

### Exterior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Private Entrance                                                                      |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Street Lighting |
| Roof              | Asphalt Shingle                                                                                |
| Construction      | Stone, Vinyl Siding                                                                            |
| Foundation        | Poured Concrete                                                                                |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 6                  |
| Zoning         | R1M                |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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