

\$359,000 - 13 Arlen Close, Blackfalds

MLS® #A2246652

\$359,000

4 Bedroom, 4.00 Bathroom, 1,288 sqft

Residential on 0.06 Acres

Aspen Lakes West, Blackfalds, Alberta

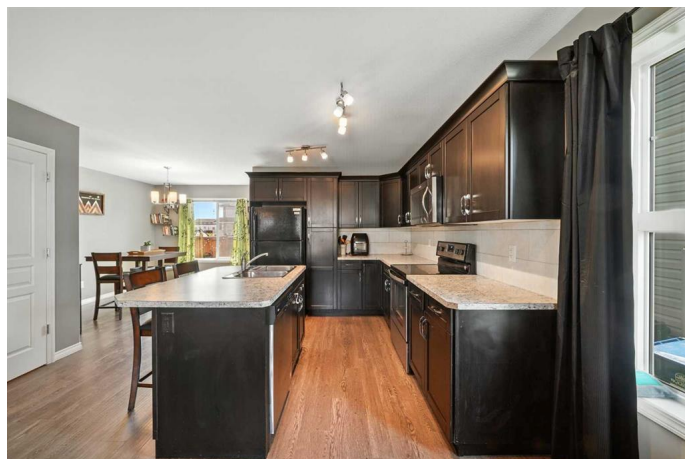
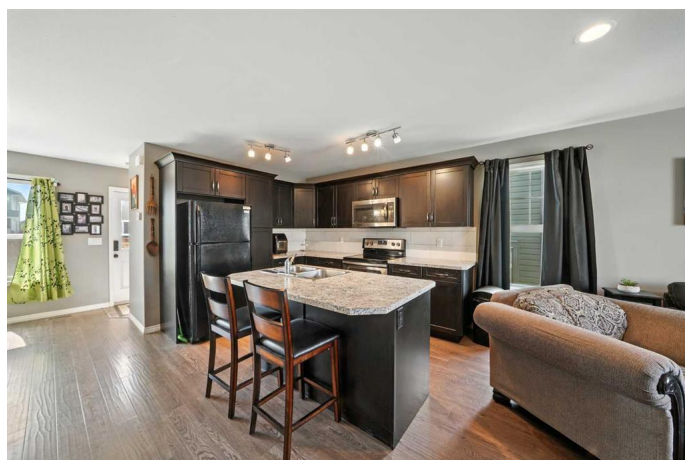
Step inside from the covered front entry and up the extra-wide stairs to a bright, open-concept main floor. The living room features a large picture window with a view of the front yard, while the functional L-shaped kitchen offers rich cabinetry, plenty of counter space, an island with eating bar, full tile backsplash, and a convenient wall pantry. The dining area is filled with natural light from a south-facing window and offers direct access to the back deck and yard. A handy 2-piece bath completes the main level. Upstairs, the spacious primary bedroom easily fits a king-size bed and includes a private 3-piece ensuite. Two additional bedrooms share a 4-piece bathroom on the same level. The fully finished basement boasts high ceilings and large windows, creating a bright family room space, along with a fourth bedroom, a 4-piece bathroom with a tiled tub surround and granite vanity, plus laundry. The south-facing backyard is landscaped, fully fenced, and has access to a large rear parking pad. Located close to parks, walking trails, playgrounds, and within easy reach of schools, the Abbey Centre, and Highway 2.

Built in 2016

Essential Information

MLS® # A2246652

Price \$359,000



Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,288
Acres	0.06
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	13 Arlen Close
Subdivision	Aspen Lakes West
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0N2

Amenities

Parking Spaces	2
Parking	Alley Access, Parking Pad

Interior

Interior Features	Breakfast Bar, Kitchen Island, Laminate Counters, Open Floorplan, Storage
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed August 10th, 2025
Days on Market 12
Zoning R2

Listing Details

Listing Office Century 21 Maximum

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