

# \$349,900 - 25 Arlen Close, Blackfalds

MLS® #A2215111

**\$349,900**

4 Bedroom, 4.00 Bathroom, 1,279 sqft

Residential on 0.05 Acres

Aspen Lakes West, Blackfalds, Alberta

Welcome to 25 Arlen Close in Blackfalds, a beautifully maintained two-storey townhouse offering a perfect blend of comfort, style, and functionality. Built in 2017 by award-winning Falcon Homes, this property is ideal for families, first-time buyers, or anyone looking for a move-in ready home without the burden of condo fees. Step inside to an open-concept main floor that is both bright and inviting, featuring a spacious living room, large dining area, and a modern kitchen complete with a central island, dark-stained cabinetry, and stylish tile accents. Durable laminate flooring runs throughout the main level, creating a warm and cohesive space that's perfect for everyday living or entertaining. Upstairs, you'll find three bedrooms, including a generous primary suite with its own private ensuite, while an additional four-piece bath completes the upper level.

The fully finished basement adds even more living space with a comfortable family room, a fourth bedroom, and another full bathroom, providing flexibility for guests, a home office, or a teenager's retreat. Enjoy summer days on the south-facing back deck overlooking a fully landscaped and fenced yard, offering privacy and a great space for BBQs and gatherings. Practical touches include a gravel parking pad at the rear with paved alley access, additional front street parking, and the bonus of central air conditioning to keep you cool during Alberta's warm summers.



Located in a quiet cul-de-sac, this home offers quick access to nearby parks, playgrounds, and the Abbey Centre, one of Central Alberta’s premier recreational facilities. Blackfalds is a growing and vibrant community known for its family-friendly atmosphere, extensive trail systems, spray parks, and excellent schools, all just minutes from Red Deer. Whether you’re looking for your first home or a smart investment, 25 Arlen Close is ready to welcome you with style, space, and a fantastic location.

Built in 2017

**Essential Information**

MLS® #	A2215111
Price	\$349,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,279
Acres	0.05
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	25 Arlen Close
Subdivision	Aspen Lakes West
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M0N2

**Amenities**

Parking Spaces	3
Parking	Off Street, Parking Pad

### Interior

Interior Features	Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 25th, 2025
Days on Market	3
Zoning	R2

### 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.