

# \$499,900 - 10 Allard Avenue, Blackfalds

MLS® #A2191483

**\$499,900**

1 Bedroom, 1.00 Bathroom, 1,525 sqft  
Residential on 0.12 Acres

Aspen Lake, Blackfalds, Alberta

Discover the perfect blend of style and functionality in this 1,525 sq. ft. two-storey home by Falcon Homes. Featuring 3 bedrooms, 2.5 bathrooms, and a front-attached double garage, this brand-new build offers a thoughtfully designed layout for modern living.

The main floor boasts an open-concept design, seamlessly connecting the living room, dining area, and well-appointed kitchen. A mudroom provides direct access from the garage to the kitchen, adding convenience for everyday routines.

Upstairs, the primary suite features a private ensuite, offering a relaxing retreat. Two additional bedrooms and a full bathroom complete the upper level, providing ample space for family or guests.

Built with quality craftsmanship and contemporary finishes, this home is an excellent opportunity for those looking for a brand-new property in a great location.

This Build-to-Order program is offered on a number of lots! Photos are of a similar build.

Built in 2025

## Essential Information

MLS® #                      A2191483



Price	\$499,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	1,525
Acres	0.12
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	10 Allard Avenue
Subdivision	Aspen Lake
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M0N1

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	Other
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Backs on to Park/Green Space, Front Yard
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

## **Additional Information**

Date Listed	February 10th, 2025
Days on Market	56
Zoning	R1M

## **Listing Details**

Listing Office	eXp Realty
----------------	------------

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.