

# \$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® #

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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	71
Zoning	R1M

**Listing Details**

Listing Office	eXp Realty
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