

**10 Allard Avenue
Blackfalds, Alberta**

MLS # A2191483



\$499,900

Division:	Aspen Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,525 sq.ft.	Age:	2025 (0 yrs old)
Beds:	1	Baths:	1
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	See Remarks	Zoning:	R1M
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

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.