

**111, 81 Willow Road**  
**Blackfalds, Alberta**

**MLS # A2317577**



**\$225,000**

<b>Division:</b>	Aspen Lakes West		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	1,068 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Back Lane, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 273
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Enjoy a low-maintenance lifestyle in Aspen Lake where parks, walking trails, the recreation center, arena, convenience stores and a gas station are all within easy reach. Spread across 2 levels, this air-conditioned condo blends comfortable living with practical design while keeping condo fees affordable. Luxury vinyl plank flooring extends throughout the main level where an open-concept layout encourages easy interaction between everyday activities and social gatherings. Gather with family and friends in the bright living room before sharing meals in the centrally located dining area with clear sightlines throughout the main floor. Rich cabinetry pairs beautifully with quartz countertops and stainless steel appliances in a kitchen designed for both function and style, while peninsula seating accommodates casual breakfasts, quick lunches or conversations with guests. Just beyond, a covered deck sets the stage for summer barbecues and quiet evenings outdoors, complemented by a large private storage room for seasonal items and outdoor gear. Added convenience comes from the main floor powder room. Upstairs, both bedrooms enjoy the benefit of oversized closets that simplify organization and maximize storage. Daily routines run smoothly thanks to upper-level laundry located close to the sleeping quarters. A well-appointed 4-piece bathroom serves the upper floor. Pet-friendly with restrictions and thoughtfully located near amenities that support an active lifestyle, this home presents an excellent opportunity for first-time buyers, downsizers or investors seeking comfort, convenience and value.