$345,000 - 81 Athens Road, Blackfalds

MLS® #A2217334

$345,000
3 Bedroom, 2.00 Bathroom, 836 sqft
Residential on 0.08 Acres

Aurora, Blackfalds, Alberta

BRAND NEW BUILD ~ FULLY DEVELOPED 3 BEDROOM, 2 BATH END UNIT ~ 1572 SQ. FT. OF FINISHED SPACE ~ CONTEMPORARY DESIGN, TONS OF UPGRADES & EXCEPTIONAL CRAFTSMANSHIP ~ Stone accents, modern siding and a covered front entry create eye catching curb appeal and welcome you to this brand new home ~ The foyer has raised ceilings accented with a chandelier and offers ample closet space ~ The open concept main floor features high ceilings, luxurious vinyl plank flooring, and large windows that fill the space with natural light ~ The stunning kitchen features gorgeous stone countertops, a sleek tile backsplash, and beautifully crafted cabinetry with stylish hardware, and premium lighting fixtures ~ The builder is offering a $3,000 appliance credit allowing you to select the perfect appliances to complement your new space ~ Garden door access leads to the large deck that overlooks the backyard with no neighbours behind ~ The spacious main floor bedroom can easily accommodate a king size bed plus multiple pieces of furniture, and has a large closet with built in organizers and shelving ~ 4 piece main bathroom features a stone countertop vanity with upgraded cabinetry, tile backsplash, upgraded hardware and lighting ~ The fully developed lower level has large above grade windows, high ceilings and under floor heating roughed in ~ The family room is a generous size, has a large window overlooking the front yard and access

to the storage crawl space ~ 2 generous size bedrooms (one with a walk in closet) share a 4 piece bathroom features a stone countertop vanity with upgraded cabinetry, tile backsplash, upgraded hardware and lighting ~ Laundry hook ups in their own room with additional space for storage ~ Large backyard has alley access, topsoil to grade in the backyard, sod in the front yard and side fencing will be completed by the builder ~ Alberta New Home Warranty Coverage ~ Located close to numerous walking trails & wetlands, parks and playgrounds, with easy access to schools, shopping and all other amenities ~ Move in ready with immediate possession available!

Built in 2025

Essential Information

MLS® #	A2217334
Price	$345,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	836
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	Bi-Level
Status	Active

Community Information

Address	81 Athens Road
Subdivision	Aurora
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0N5

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad, Alley Access

Interior

Interior Features	Breakfast Bar, Chandelier, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, See Remarks, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air, Natural Gas, In Floor Roughed-In
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	May 5th, 2025
Days on Market	3
Zoning	R2

Listing Details

Listing Office	Lime Green Realty Inc.

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