

# **\$579,900 - 13 Aztec Street, Blackfalds**

MLS® #A2248033

**\$579,900**

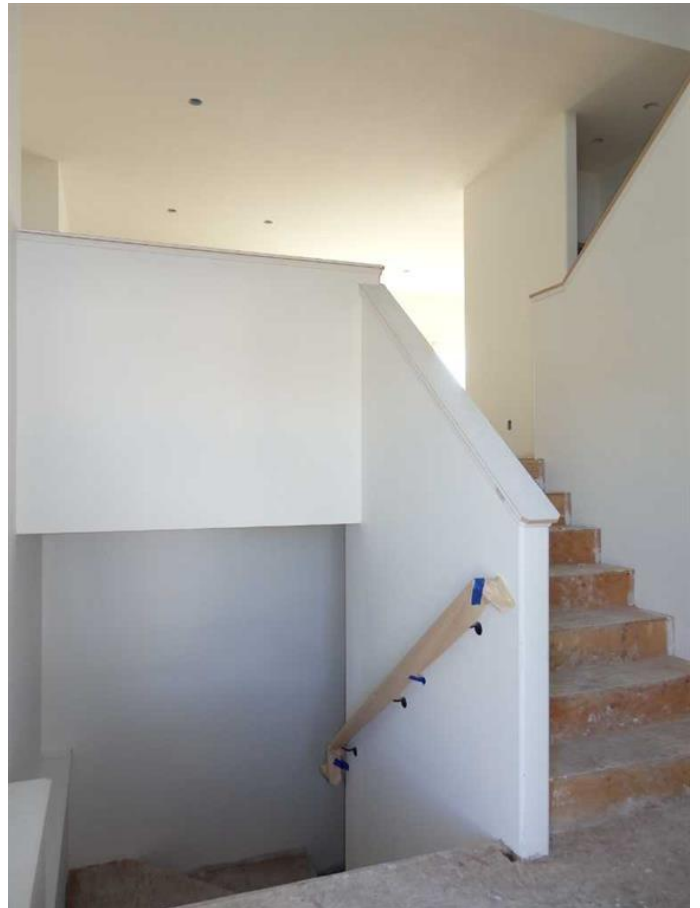
4 Bedroom, 3.00 Bathroom, 1,165 sqft

Residential on 0.14 Acres

Aurora, Blackfalds, Alberta

This brand new FULLY FINISHED modified bi-level built by Asset Builders Corp. (Winner of the 2024 Builder of the Year) is located in the Aurora subdivision, a short walk to Convenience store & fuel, close to Highway 2a for those who commute & a 7 min drive to the Red Deer! 4 bedroom, 3 bath home is the perfect size home for your family with double attached garage & back yard w/back lane for any RV's, boats or space for Fido! Step up on the 5'x6' verandah into this spacious entryway that you will appreciate. Up to the main level which features natural light streaming through many triple paned windows throughout the home. Kitchen features quartz countertops & 4 upgraded appliances. The open floor plan on this level is great for entertaining & families with the nice flow between the great room w/pretty electric fireplace & dining & kitchen. Plus a full bath & bedroom on this main level, perfect for a home office. Upstairs is the nice sized primary bedroom with a full ensuite & walk in closet with window for extra light. Downstairs is super bright & has 2 good sized bedrooms, family room area & another full bath. Underfloor heat roughed in. Sunny south facing Back deck is 16'x10' w/metal railing & nice sized yard, perfect for a gardener or sun worshipper. GST is included with any rebate to builder. Finished interior photos are of a previous house with exact layout & similar colors

Built in 2025



## Essential Information

MLS® #	A2248033
Price	\$579,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,165
Acres	0.14
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

## Community Information

Address	13 Aztec Street
Subdivision	Aurora
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0M7

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Closet Organizers, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Oven
Heating	Forced Air, In Floor Roughed-In
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard, Pie S
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete



**Additional Information**

Date Listed	August 12th, 2025
Days on Market	2
Zoning	R-1M

**Listing Details**

Listing Office	RCR - Royal Carpet Realty Ltd.
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