

\$409,500 - 18 Aurora Heights Boulevard, Blackfalds

MLS® #A2258422

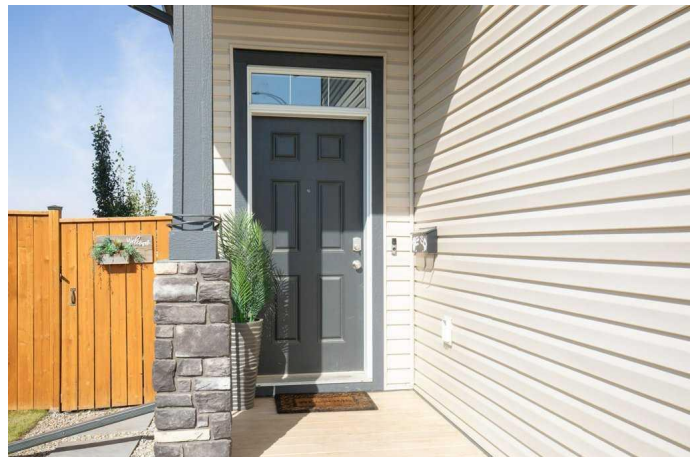
\$409,500

3 Bedroom, 2.00 Bathroom, 1,234 sqft

Residential on 0.10 Acres

Aurora, Blackfalds, Alberta

Discover your dream home in this modern Silverstone-built walkout, designed with your family in mind! Spanning 1,224 sqft on the main floor, this home offers a spacious open-concept layout, ideal for entertaining, with vaulted ceilings and sleek grey laminate flooring. The modern kitchen features dark cabinetry with soft-close drawers, tile backsplash, stainless steel appliances, corner pantry, and a central island with a sink. Enjoy 3 bedrooms upstairs, with the potential for a 4th and 5th downstairs, plus 2 bathrooms, including a luxurious 4-piece ensuite in the expansive master bedroom. Unwind on the rear deck, perfect for BBQs, or let the kids play in the fully fenced, landscaped backyard with walkout basement access. Additional highlights include a tiled entryway, tiled bathrooms, water softener, alley-access, off-street parking, and a tool shed for the yard equipment. In-floor heat and central vacuum roughed in, plus a builder's proposal for an additional 1,188 sqft basement development, this home is move-in ready with room to grow! Nestled in the thriving Town of Blackfalds, AB—just 10 km north of Red Deer—a fast-growing community, home to nearly 12,000 residents, including young families and entrepreneurs. Blackfalds offers top-rated K-12 schools, including a new high school, and a wealth of family-friendly amenities like the Abbey Centre, featuring a multi-sport complex, aquatic center, and library. Enjoy well-maintained parks, scenic



trails, and improved transportation links for easy commutes to Red Deer or beyond. With shopping, dining, and recreational facilities all within walking distance, Blackfalds blends small-town charm with modern convenience. Schedule a viewing today to discover this exceptional home and the vibrant Blackfalds lifestyle—your family’s new chapter starts here!

Built in 2016

Essential Information

MLS® #	A2258422
Price	\$409,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,234
Acres	0.10
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	18 Aurora Heights Boulevard
Subdivision	Aurora
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0M1

Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	2
Parking	Off Street, Parking Pad, Alley Access

Interior

Interior Features	Bathroom Rough-in, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Water Softener
Heating	Forced Air, Natural Gas, In Floor Roughed-In
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 21st, 2025
Days on Market	3
Zoning	R1S

Listing Details

Listing Office	Century 21 Advantage
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.