# \$439,000 - 26 Athens Place, Blackfalds

MLS® #A2198358

## \$439,000

3 Bedroom, 3.00 Bathroom, 1,540 sqft Residential on 0.06 Acres

Aurora, Blackfalds, Alberta

BRAND NEW AND READY FOR ITS NEW OWNERS! This is a bright and modern semi-detached executive home at the north end of Blackfalds. You'll love the curb appeal of this two storey home. Enter into the large entry way with modern wall accents. The kitchen/dining/living room is open plan and has extensive light and windows. The kitchen has white cabinetry and white/grey quartz countertops. The living room has a feature wall with fireplace. The dining area overlooks the large deck in the back yard. The upper level has the owner's suite - with full five piece ensuite bathroom (dual vanity) and large closet. There are two additional bedrooms and full bathroom. The upper level also has a separate laundry room for ease of use. The lower level is open for development. GST Included with Rebate to Builder, New Home Warranty applies.



## **Essential Information**

MLS® # A2198358 Price \$439,000

Bedrooms 3 Bathrooms 3.00

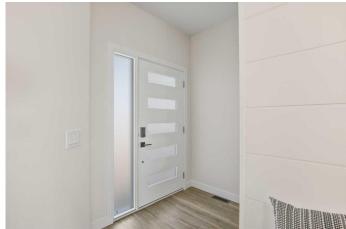
Full Baths 2

Half Baths 1

Square Footage 1,540

Acres 0.06







Year Built 2025

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

# **Community Information**

Address 26 Athens Place

Subdivision Aurora

City Blackfalds

County Lacombe County

Province Alberta
Postal Code T4M 0N5

#### **Amenities**

Parking Spaces 2

Parking Single Garage Attached

# of Garages 1

#### Interior

Interior Features Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No

Smoking Home, Quartz Counters, Storage, Vinyl Windows

Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan,

Refrigerator

Heating Fireplace(s), Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features None

Lot Description Back Lane, Back Yard, Interior Lot, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 1st, 2025

Days on Market 66 Zoning R2

# **Listing Details**

Listing Office Royal LePage Lifestyles Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.