\$339,900 - 85 Athens Road, Blackfalds

MLS® #A2228426

\$339,900

3 Bedroom, 2.00 Bathroom, 805 sqft Residential on 0.06 Acres

Aurora, Blackfalds, Alberta

BRAND NEW BUILD ~ FULLY DEVELOPED 3 BEDROOM, 2 BATH BI-LEVEL TOWNHOME ~ 1528 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 fover has raised ceilings accented with a chandelier and offers ample closet space ~ The open concept main floor features high ceilings, luxurious vinyl plank flooring, stylish feature wall, 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 a generous size deck (railings to be completed by the builder), and offers 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 2024

Essential Information

MLS® # A2228426

Price \$339,900

Bedrooms 3

Bathrooms 2.00

Full Baths 2

Square Footage 805

Acres 0.06 Year Built 2024

Type Residential

Sub-Type Row/Townhouse

Style Bi-Level

Status Active

Community Information

Address 85 Athens Road

Subdivision Aurora

City Blackfalds

County Lacombe County

Province Alberta

Postal Code T4M 0N5

Amenities

Utilities Electricity Connected, Natural Gas Connected

Parking Spaces 2

Parking Alley Access, Off Street, Parking Pad, Gravel Driveway

Interior

Interior Features Breakfast Bar, Chandelier, Closet Organizers, High Ceilings, No Animal

Home, No Smoking Home, Open Floorplan, Recessed Lighting, 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

Roof Asphalt Shingle

Construction Cement Fiber Board, Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 5th, 2025

Days on Market 10 Zoning R2

Listing Details

Listing Office Lime Green Realty Inc.

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