

\$339,900 - 85 Athens Road, Blackfalds

MLS® #A2228426

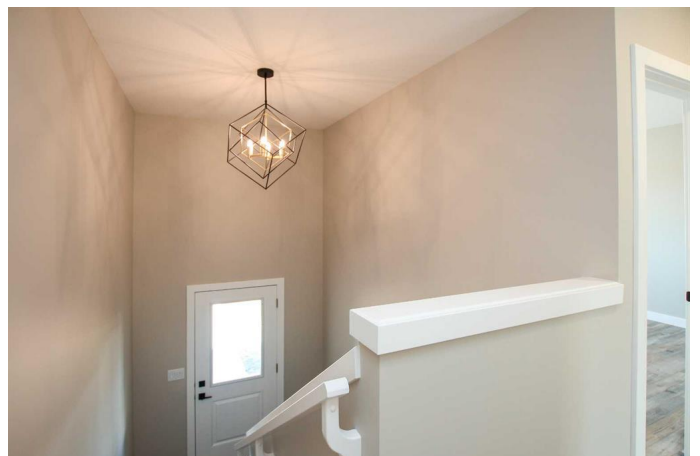
\$339,900

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 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, 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.

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.