

\$425,000 - 30 Athens Place, Blackfalds

MLS® #A2222227

\$425,000

3 Bedroom, 3.00 Bathroom, 1,540 sqft

Residential on 0.08 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.

Built in 2025

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2222227 |
| Price | \$425,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,540 |
| Acres | 0.08 |



| | |
|------------|------------------------|
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 30 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

May 16th, 2025

Days on Market

7

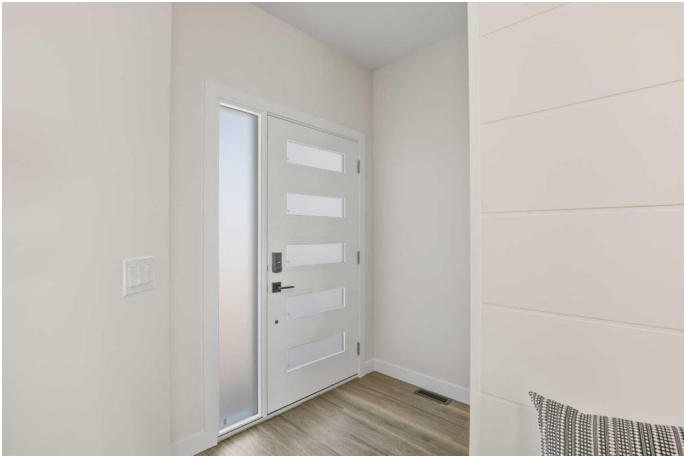
Zoning

R2

Listing Details

Listing Office

Royal LePage Lifestyles Realty



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