

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

MLS® #A2198358

## \$439,000

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

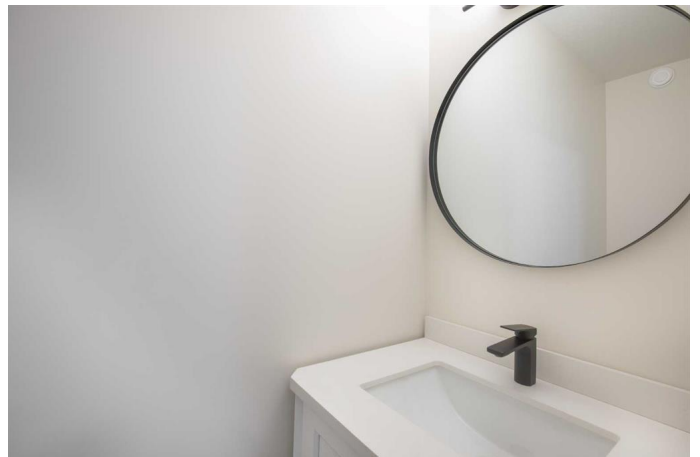
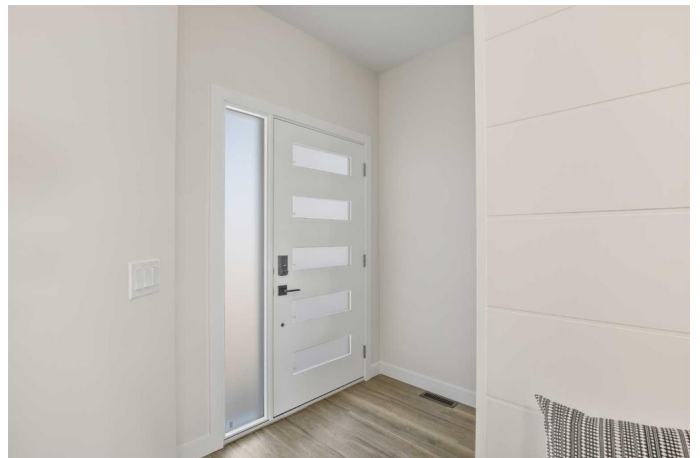
Aurora, Blackfalds, Alberta

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.

Built in 2025

### 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	65
Zoning	R2

## **Listing Details**

Listing Office	Royal LePage Lifestyles Realty
----------------	--------------------------------

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.