

# \$319,900 - 45 Athens Road, Blackfalds

MLS® #A2230828

**\$319,900**

3 Bedroom, 3.00 Bathroom, 675 sqft

Residential on 0.06 Acres

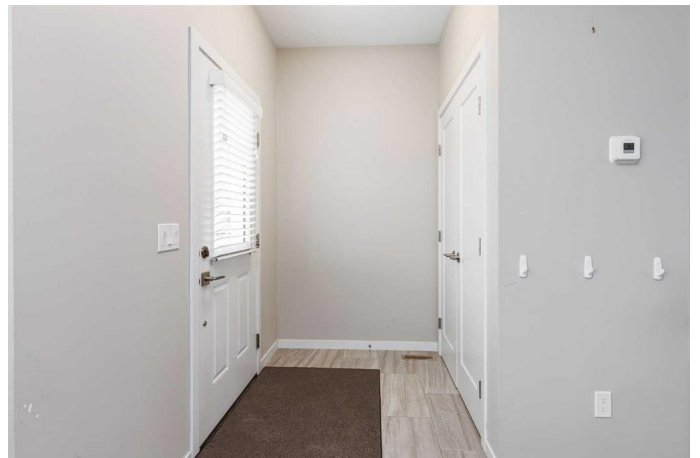
Aurora, Blackfalds, Alberta

Welcome to this beautifully maintained bungalow-style townhouse located in a quiet neighborhood in Blackfalds. This home features a unique and functional layout with all the bedrooms located in the fully finished basement, offering a bright and open main floor perfect for daily living and entertaining.

The kitchen stands out with upgraded quartz countertops and sleek stainless steel appliances, adding a modern touch and everyday convenience. The open-concept layout provides a seamless flow between the kitchen, dining, and living areas.

Outside, enjoy the low-maintenance yard, complete with a large shed and rear parking, making it ideal for those seeking a simple, stress-free lifestyle. Located close to parks, schools, and amenities, this home is perfect for first-time buyers, investors, or anyone looking to downsize in a welcoming community.

Built in 2019



## Essential Information

MLS® #	A2230828
Price	\$319,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	675
Acres	0.06
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

### **Community Information**

Address	45 Athens Road
Subdivision	Aurora
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0N5

### **Amenities**

Parking Spaces	2
Parking	Off Street

### **Interior**

Interior Features	Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s), Master Downstairs
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas, In Floor Roughed-In
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 13th, 2025
Days on Market	2
Zoning	R2

**Listing Details**

Listing Office	Royal LePage Network Realty Corp.
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