# \$8,000,000 - 1-66 Athens Road, Blackfalds

MLS® #A2189114

### \$8,000,000

0 Bedroom, 0.00 Bathroom, 18,825 sqft Multi-Family on 0.00 Acres

Aurora, Blackfalds, Alberta

INVESTORS! 25 Fully rented bi-level style townhomes in Blackfalds. Built in 2017, these townhomes are 3 bedroom bi-level style units and come complete with stainless steel stove/fridge/dishwasher/microwave, washer, dryer, window coverings. They all have a private rear yard fenced in vinyl fencing with a rear gravel parking pad. All are separately titled, separately metered for utilities (tenants pay all) and could be sold individually in time. Tenants are responsible for their own snow removal and yard care. There is a first mortgage on the property that could be assumed if desired. Property has been well cared for. Balance of 10 year New Home Warranty for new owner. This is an incredible investment with great upside potential. Seller will carry 2nd mortgage.



#### **Essential Information**

MLS® # A2189114 Price \$8,000,000

Bathrooms 0.00
Square Footage 18,825
Acres 0.00
Year Built 2017

Type Multi-Family

Sub-Type Row/Townhouse

Style Bi-Level







Status Active

## **Community Information**

Address 1-66 Athens Road

Subdivision Aurora

City Blackfalds

County Lacombe County

Province Alberta
Postal Code T4M 0N4

#### **Amenities**

Utilities Electricity Connected, Natural Gas Connected, Water Connected, Sewer

Connected

Parking Spaces 50

Parking Alley Access, Off Street, Parking Pad

Interior

Heating Forced Air, Natural Gas, High Efficiency

Has Basement Yes

Basement Finished, Full

**Exterior** 

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed January 20th, 2025

Days on Market 285 Zoning R2

## **Listing Details**

Listing Office RCR - Royal Carpet Realty Ltd.

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