

# \$345,000 - 81 Athens Road, Blackfalds

MLS® #A2217334

**\$345,000**

3 Bedroom, 2.00 Bathroom, 836 sqft

Residential on 0.08 Acres

Aurora, Blackfalds, Alberta

BRAND NEW BUILD ~ FULLY DEVELOPED  
3 BEDROOM, 2 BATH END UNIT ~ 1572 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, 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 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 2025

### **Essential Information**

MLS® #	A2217334
Price	\$345,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	836
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	Bi-Level
Status	Active

### **Community Information**

Address	81 Athens Road
Subdivision	Aurora
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0N5

## Amenities

Parking Spaces	2
Parking	Alley Access, Off Street, Parking Pad

## Interior

Interior Features	Breakfast Bar, Chandelier, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s), Stone Counters
Appliances	See Remarks
Heating	In Floor Roughed-In, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 5th, 2025
Zoning	R2

## Listing Details

Listing Office	Lime Green Realty Inc.
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