

# \$339,900 - 85 Athens Road, Blackfalds

MLS® #A2228426

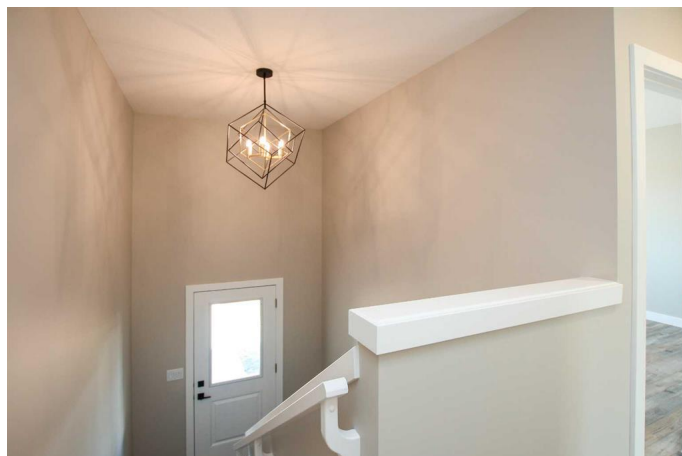
## \$339,900

3 Bedroom, 2.00 Bathroom, 805 sqft

Residential on 0.06 Acres

Aurora, Blackfalds, Alberta

BRAND NEW BUILD ~ FULLY DEVELOPED 3 BEDROOM, 2 BATH BI-LEVEL TOWNHOME ~ 1528 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, stylish feature wall, 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 a generous size deck (railings to be completed by the builder), and offers 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 2024

**Essential Information**

MLS® #	A2228426
Price	\$339,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	805
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	Bi-Level
Status	Active

**Community Information**

Address	85 Athens Road
Subdivision	Aurora
City	Blackfalds
County	Lacombe County
Province	Alberta

Postal Code T4M 0N5

### Amenities

Utilities Electricity Connected, Natural Gas Connected  
Parking Spaces 2  
Parking Alley Access, Off Street, Parking Pad, Gravel Driveway

### Interior

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

### Exterior

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

### Additional Information

Date Listed June 5th, 2025  
Days on Market 9  
Zoning R2

### Listing Details

Listing Office Lime Green Realty Inc.

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