

\$345,000 - 93 Athens Road, Blackfalds

MLS® #A2206734

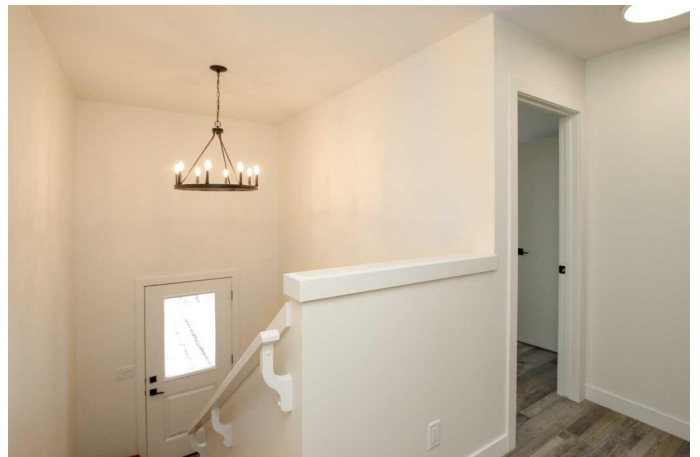
\$345,000

3 Bedroom, 2.00 Bathroom, 836 sqft
Residential on 0.07 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 ~ 89 Athens Road also available.

Built in 2025

Essential Information

MLS® #	A2206734
Price	\$345,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	836
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	Bi-Level
Status	Active

Community Information

Address	93 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, None

Interior

Interior Features Breakfast Bar, Chandelier, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, See Remarks, 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, Landscaped, Level, No Neighbours Behind

Roof Asphalt Shingle

Construction Cement Fiber Board, Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed March 28th, 2025

Days on Market 6

Zoning R2

Listing Details

Listing Office Lime Green Realty Inc.

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