

# \$345,000 - 93 Athens Road, Blackfalds

MLS® #A2206734

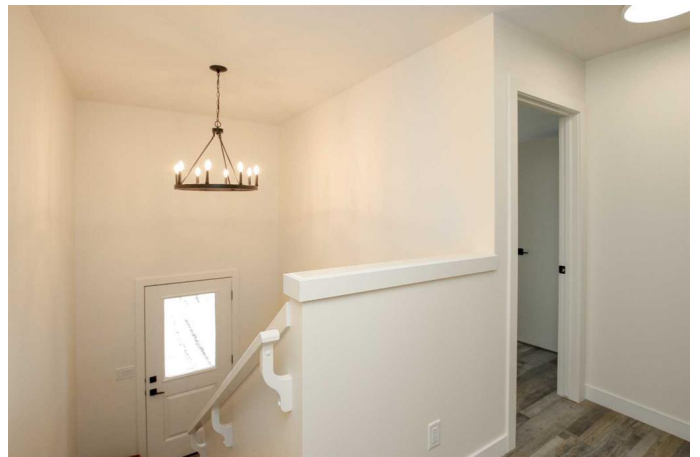
**\$345,000**

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 5

Zoning R2

### **Listing Details**

Listing Office Lime Green Realty Inc.

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