

# \$439,000 - 10 Athens Place, Blackfalds

MLS® #A2245174

**\$439,000**

3 Bedroom, 4.00 Bathroom, 1,528 sqft

Residential on 0.08 Acres

Aurora, Blackfalds, Alberta

**BRIGHT, MODERN, AND MOVE-IN READY!**

This is a beautiful, fully finished semi-detached home. You'll love the floor plan of this 1528 sq. ft. two storey home. Enter into a large foyer, which leads to the attached front garage. There's a main floor powder room and open plan kitchen/dining/living area. The kitchen has a huge island, white cabinets, tile backsplash and stainless steel appliances. You'll love the low maintenance flooring throughout. The living room is cozy, with an electric fireplace. The upper level has a spacious owner's suite with full closet and full ensuite bathroom. There are two more large bedrooms and a full bath, along with upstairs laundry room (including washer and dryer) for ease of use. The basement is fully finished with a large family room and a fourth, full bathroom. The back yard has a deck for those summer barbecues. It is fully fenced and landscaped. This home is move-in ready! .

Built in 2023

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2245174  |
| Price          | \$439,000 |
| Bedrooms       | 3         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,528     |



|            |                        |
|------------|------------------------|
| Acres      | 0.08                   |
| Year Built | 2023                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | 2 Storey, Side by Side |
| Status     | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 10 Athens Place |
| Subdivision | Aurora          |
| City        | Blackfalds      |
| County      | Lacombe County  |
| Province    | Alberta         |
| Postal Code | T4M 0N4         |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### **Interior**

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer                                        |
| Heating           | Forced Air, Natural Gas                                                                                            |
| Cooling           | None                                                                                                               |
| Fireplace         | Yes                                                                                                                |
| # of Fireplaces   | 1                                                                                                                  |
| Fireplaces        | Electric                                                                                                           |
| Has Basement      | Yes                                                                                                                |
| Basement          | Finished, Full                                                                                                     |

### **Exterior**

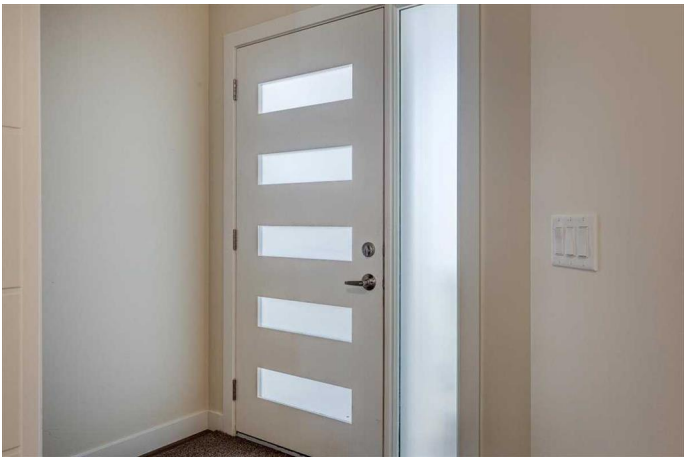
|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | None                                  |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                       |
| Construction      | Vinyl Siding, Wood Frame              |
| Foundation        | Poured Concrete                       |

**Additional Information**

Date Listed                August 1st, 2025  
Days on Market        25  
Zoning                    R2

**Listing Details**

Listing Office            Royal LePage Lifestyles Realty



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