

\$419,000 - 98 Aurora Heights Boulevard, Blackfalds

MLS® #A2122448

\$419,000

3 Bedroom, 2.00 Bathroom, 1,200 sqft
Residential on 0.10 Acres

Aurora, Blackfalds, Alberta

Introducing 98 Aurora Heights Blvd, a brand-new masterpiece crafted by Beacon Homes, designed specifically for young families and first-time buyers seeking a fresh start. This captivating Bi-level home spans 1,200 square feet, offering a perfect blend of space and sophistication.

Enter into the inviting Living Room, adorned with a charming decorative tray ceiling, ideal for hosting gatherings or simply unwinding after a long day. The Kitchen is a chef's dream, boasting a walk-in pantry, center island, quartz countertops, and a premium Samsung appliance package, ensuring both style and functionality for culinary enthusiasts.

Discover three Bedrooms, including a spacious Master Suite featuring a luxurious 4-piece Bath and a sizable closet, providing a peaceful retreat for relaxation. An additional 4-piece Bath adds convenience for family and guests alike. Throughout the main living areas, enjoy the timeless elegance and resilience of vinyl plank flooring, while plush carpeting in the Bedrooms offers warmth and comfort.

The unfinished basement presents endless possibilities, whether it be transformed into a great play space for children, additional bedrooms for a growing family, or utilized for ample storage.



Located in the thriving community of Blackfalds, residents will enjoy a wealth of family-friendly amenities, including a Recreation Centre, shopping venues, diverse restaurants, essential services, scenic parks, playgrounds, and esteemed schools.

Embrace the opportunity to make 98 Aurora Heights Blvd your haven, where contemporary luxury intertwines with the inviting charm of community living. With its ideal location in Blackfalds, this home offers not just a place to live, but a vibrant lifestyle filled with endless possibilities. Plus, there is ample room for a future detached Garage in the rear, adding even more value to this exceptional property. This property is currently under construction.

Built in 2024

Essential Information

MLS® #	A2122448
Price	\$419,000
Sold Price	\$419,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,200
Acres	0.10
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	98 Aurora Heights Boulevard
Subdivision	Aurora
City	Blackfalds
County	Lacombe County

Province	Alberta
Postal Code	T4M 0N3

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Stone Counters, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 19th, 2024
Date Sold	June 25th, 2024
Days on Market	66
Zoning	R1S
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX real estate central alberta
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