

\$409,900 - 86 Aurora Heights Boulevard, Blackfalds

MLS® #A2157739

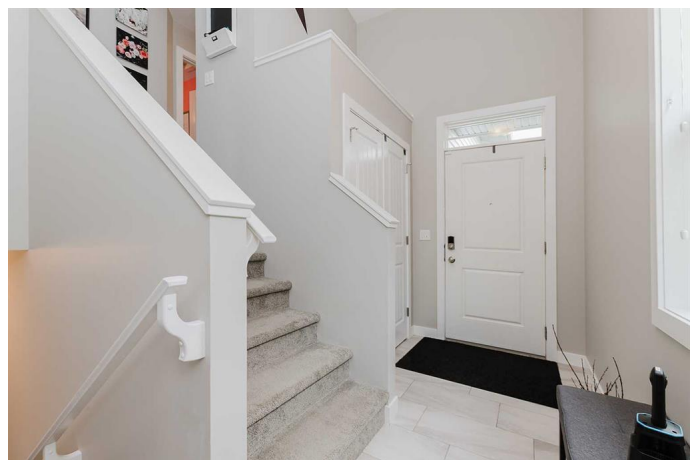
\$409,900

4 Bedroom, 3.00 Bathroom, 1,260 sqft

Residential on 0.10 Acres

Aurora, Blackfalds, Alberta

Step inside this beautiful (inside and out) fully finished 1260 square foot bi-level where you're sure to appreciate the tiled entry, neutral paint colours, air conditioning, corner pantry, vaulted ceilings, separate laundry room (with a newer washer & dryer), surround sound in the basement, and a newer fridge! There are 3 bedrooms on the main floor, with the primary having a 4PC ensuite, walk-in closet, & upgraded lighting. The open concept living is complimented by wide, durable laminate flooring. The kitchen has a granite sink, stainless steel appliances, island, and dark cabinetry. You will love the deck that features a privacy wall, gas line for a BBQ, & modern black aluminum railing. The basement is sure to impress with its inviting family room; complete with a 7.1 surround sound system, 4K wall-mounted TV, cozy electric fireplace, and higher end vinyl plank flooring! The space was created to enjoy the movies or sports games in the comfort of your own home! There is a rough-in for in-floor heat, if the next buyer prefers to complete. There is a large 4PC bathroom with a fully tiled tub/shower, 4th bedroom, and a flex room - which is great for an office, hobby room, or 5th bedroom (currently no closet). The laundry has its own separate room, making it ideal to throw all of your laundry in there and have it hidden away! A humidifier was added to the furnace for the ability to adjust the indoor humidity to your comfort level. The backyard faces West and is fully fenced. A concrete walkway was added to



lead from the front of the house to the yard.
The lawn and landscaping has been meticulously cared for. This property will make you feel right at home!

Built in 2017

Essential Information

MLS® #	A2157739
Price	\$409,900
Sold Price	\$401,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,260
Acres	0.10
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	86 Aurora Heights Boulevard
Subdivision	Aurora
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0M6

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Sump Pump(s), Vinyl Windows, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Humidifier, Microwave, Refrigerator, Stove(s), Washer, Window Coverings

Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Lawn, Landscaped, Rectangular Lot
Roof	Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 17th, 2024
Date Sold	September 11th, 2024
Days on Market	25
Zoning	R-1S
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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