# \$459,900 - 91 Aurora Heights Boulevard, Blackfalds

MLS® #A2173170

### \$459,900

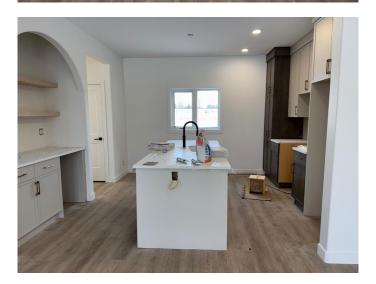
3 Bedroom, 3.00 Bathroom, 1,340 sqft Residential on 0.10 Acres

Aurora, Blackfalds, Alberta

Take the stress out of life by purchasing a brand new home with Alberta New home Warranty included! SUPER CUTE NEW 2 STOREY HOME by Asset Builders 2015 Corp, winner of the 2024 Builders of the Year award, this 3 bedroom, 3 bath home w/nice curb appeal & covered front verandah. Bright & open floor plan w/vinyl flooring throughout the main level & energy efficient Triple Pane windows has amazing flow & lots of natural light. The nice sized entryway opens into your living room /dining area/kitchen. Living room is spacious & will fit your large sectional & enough room in your dining space for all your guests! This awesome kitchen w pantry, island, coffee bar area, under cabinet lighting, 4 stainless appliances (with microwave vented outside!) & quartz countertops...Perfect For Entertaining, or for cozy family dinners. 1/2 bath on main, near large back entrance for easy backyard cleanup. 10'x12' rear deck w/aluminum railing, & east facing backyard, + 2 stall gravel parking pad, with room for a large future garage, & RV Parking! 3 bedrooms upstairs! Spacious primary bedroom features double closets & a full 4 pce ensuite. The 2 other bedrooms are of equal size, perfect for kids! A Full bath & there is UPPER FLOOR LAUNDRY. The Basement is open for future family room/entertainment space, bathroom & another bdrm, + dedicated storage room area & has 2 windows so the downstairs is still nice & bright. GST included w/rebate to builder. Top soil to grade. Taxes to be assessed.







Move in & enjoy lower utility bills this year in this newly built home!

### Built in 2024

### **Essential Information**

MLS® # A2173170 Price \$459,900 Sold Price \$456,500

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,340 Acres 0.10 Year Built 2024

Type Residential
Sub-Type Detached
Style 2 Storey
Status Sold

# **Community Information**

Address 91 Aurora Heights Boulevard

Subdivision Aurora

City Blackfalds

County Lacombe County

Province Alberta
Postal Code T4M 0M7

### **Amenities**

Amenities RV/Boat Storage

Parking Spaces 2

Parking Off Street, Parking Pad, RV Access/Parking

Interior

Interior Features Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home,

Pantry, Quartz Counters

Appliances Dishwasher, Microwave, Refrigerator, Stove(s)

Heating Forced Air, High Efficiency, Natural Gas

Cooling None
Has Basement Yes

Basement Full, Unfinished

### **Exterior**

Exterior Features None

Lot Description Back Lane

Roof Asphalt Shingle

Construction Concrete, Shingle Siding, Stone, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed October 15th, 2024

Date Sold February 13th, 2025

Days on Market 121
Zoning R1S
HOA Fees 0.00

## **Listing Details**

Listing Office RCR - Royal Carpet Realty Ltd.

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