

\$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.
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.