

\$424,900 - 22 Athens Place, Blackfalds

MLS® #A2190594

\$424,900

3 Bedroom, 3.00 Bathroom, 1,512 sqft
Residential on 0.14 Acres

Aurora, Blackfalds, Alberta

Be Inspired! With Inspirations Homes quality-built DUPLEX. Featuring this 1,512 sq ft 2-story Half duplex, with 3-bed, 2.5 bath with UPGRADES GALORE! Ready for February 2025 POSSESSION, This well-equipped home features a Spacious 18'x22' DOUBLE ATTACHED GARAGE, along with concrete driveway, cement sidewalks, High-end composite siding, ICF foundation, LP exterior, Double-walled and double R28 insulated(adjoining wall) for sound elimination, LUXURIOUS HIGH-END REHAU exterior doors and Triple-Pain windows, directly imported from Germany. Features like QUARTZ COUNTERTOPS, luxury high-end LVP floors, upgraded Kitchen Cabinetry and a quaint 10'x12' deck off the back, are just the start! HIGH-END appliances to finish off the kitchen, with the INCLUDED Trail appliance package (fridge, stove, dishwasher & microwave). Fully Fenced (treated wood-built when weather permits) and sod credit provided (not installed) front and back, and the yard prepped for sod on this 3,269 sq ft lot are all included in the price. Purchase price includes GST, w/rebate to builder. Possession can be scheduled for as early as March 1st, 2025. Check out Aurora Height's newest creations today!



Built in 2025

Essential Information

MLS® #	A2190594
Price	\$424,900
Sold Price	\$424,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,512
Acres	0.14
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	22 Athens Place
Subdivision	Aurora
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0N5

Amenities

Parking Spaces	2
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Off Street, See Remarks, Front Drive, Insulated

Interior

Interior Features	Bathroom Rough-in, Kitchen Island, Pantry, Quartz Counters, See Remarks, Sump Pump(s)
Appliances	Other
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Insert, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	ICF Block

Additional Information

Date Listed	January 28th, 2025
Date Sold	February 11th, 2025
Days on Market	14
Zoning	R2
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Advantage
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