

\$319,900 - 45 Athens Road, Blackfalds

MLS® #A2230828

\$319,900

3 Bedroom, 3.00 Bathroom, 675 sqft

Residential on 0.06 Acres

Aurora, Blackfalds, Alberta

Welcome to this beautifully maintained bungalow-style townhouse located in a quiet neighborhood in Blackfalds. This home features a unique and functional layout with all the bedrooms located in the fully finished basement, offering a bright and open main floor perfect for daily living and entertaining.

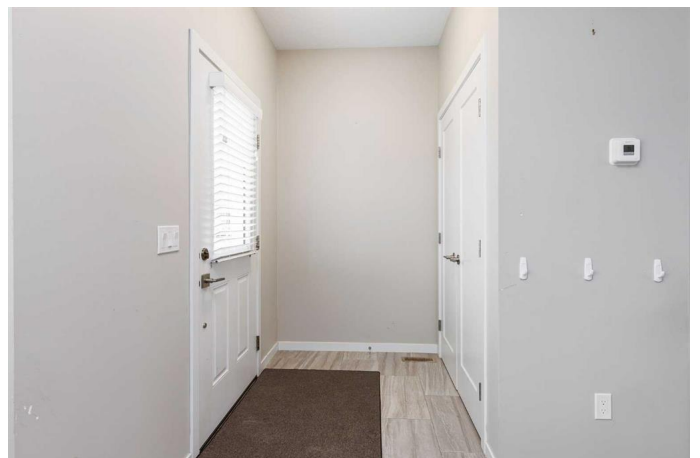
The kitchen stands out with upgraded quartz countertops and sleek stainless steel appliances, adding a modern touch and everyday convenience. The open-concept layout provides a seamless flow between the kitchen, dining, and living areas.

Outside, enjoy the low-maintenance yard, complete with a large shed and rear parking, making it ideal for those seeking a simple, stress-free lifestyle. Located close to parks, schools, and amenities, this home is perfect for first-time buyers, investors, or anyone looking to downsize in a welcoming community.

Built in 2019

Essential Information

MLS® #	A2230828
Price	\$319,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2



Half Baths	1
Square Footage	675
Acres	0.06
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

Community Information

Address	45 Athens Road
Subdivision	Aurora
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0N5

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s), Master Downstairs
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas, In Floor Roughed-In
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 13th, 2025
Days on Market	4
Zoning	R2

Listing Details

Listing Office	Royal LePage Network Realty Corp.
----------------	-----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.