# \$475,000 - 109 Aztec Crescent, Blackfalds

MLS® #A2245380

#### \$475,000

6 Bedroom, 3.00 Bathroom, 1,466 sqft Residential on 0.10 Acres

Aurora, Blackfalds, Alberta

Do you have a growing family, an expanding extended family or just looking for some space to stretch then this property may be the ticket. This brand new 6 bedroom and 3 bathroom home will allow everyone to have their own space. The main floor features 3 bedrooms, 4pc ensuite, 4 pc bathroom, main floor laundry and open floor plan for the kitchen, dining room and living room. The basement has an additional three bedrooms, 4 pc bathroom and a large rec/family room gathering place. With some tweaking and the right permits the basement can be converted to a legal suite if one desires. Home comes with brand new appliances naturally and air conditioning for those hot summer days. Back alley access and a large deck at the back for barbequing and socializing complete this home. If you need some space, this property could be the one for you.

Built in 2025

#### **Essential Information**

MLS® # A2245380 Price \$475,000

Bedrooms 6

Bathrooms 3.00

Full Baths 3

Square Footage 1,466

Acres 0.10







Year Built 2025

Type Residential

Sub-Type Detached

Style Bi-Level

Status Active

### **Community Information**

Address 109 Aztec Crescent

Subdivision Aurora

City Blackfalds

County Lacombe County

Province Alberta

Postal Code T4M 0M7

#### **Amenities**

Parking Spaces 2

Parking Alley Access, Off Street, Unpaved

#### Interior

Interior Features Closet Organizers, No Animal Home, No Smoking Home, Open

Floorplan, Quartz Counters, Vinyl Windows

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave

Hood Fan, Refrigerator, Washer

Heating Forced Air Cooling Central Air

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features None

Lot Description Back Lane, Lawn, No Neighbours Behind, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed August 2nd, 2025

Days on Market 75
Zoning R1S

## **Listing Details**

Listing Office Royal LePage Lifestyles Realty

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