

# \$339,900 - 89 Athens Road, Blackfalds

MLS® #A2206738

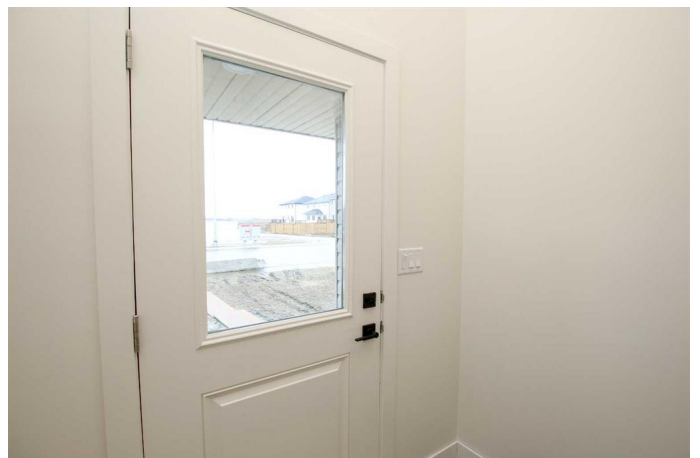
**\$339,900**

3 Bedroom, 2.00 Bathroom, 802 sqft

Residential on 0.06 Acres

Aurora, Blackfalds, Alberta

BRAND NEW BUILD ~ FULLY DEVELOPED  
3 BEDROOM, 2 BATH TOWNHOME ~ 1524  
SQ. FT. OF FINISHED SPACE ~  
CONTEMPORARY DESIGN, TONS OF  
UPGRADES & EXCEPTIONAL  
CRAFTSMANSHIP ~ Stone accents, modern  
siding and a covered front entry create eye  
catching curb appeal and welcome you to this  
brand new home ~ The foyer has raised  
ceilings accented with a chandelier and offers  
ample closet space ~ The open concept main  
floor features high ceilings, luxurious vinyl  
plank flooring, and large windows that fill the  
space with natural light ~ The stunning kitchen  
features gorgeous stone countertops, a sleek  
tile backsplash, and beautifully crafted  
cabinetry with stylish hardware, and premium  
lighting fixtures ~ The builder is offering a  
\$3,000 appliance credit allowing you to select  
the perfect appliances to complement your  
new space ~ Garden door access leads to the  
large deck that overlooks the backyard with no  
neighbours behind ~ The spacious main floor  
bedroom can easily accommodate a king size  
bed plus multiple pieces of furniture, and has a  
large closet with built in organizers and  
shelving ~ 4 piece main bathroom features a  
stone countertop vanity with upgraded  
cabinetry, tile backsplash, upgraded hardware  
and lighting ~ The fully developed lower level  
has large above grade windows, high ceilings  
and under floor heating roughed in ~ The  
family room is a generous size, has a large  
window overlooking the front yard and access



to the storage crawl space ~ 2 generous size bedrooms (one with a walk in closet) share a 4 piece bathroom features a stone countertop vanity with upgraded cabinetry, tile backsplash, upgraded hardware and lighting ~ Laundry hook ups in their own room with additional space for storage ~ Large backyard has alley access, topsoil to grade in the backyard, sod in the front yard and side fencing will be completed by the builder ~ Alberta New Home Warranty Coverage ~ Located close to numerous walking trails & wetlands, parks and playgrounds, with easy access to schools, shopping and all other amenities ~ Move in ready with immediate possession available ~ 93 Athens Road also available.

Built in 2025

### **Essential Information**

MLS® #	A2206738
Price	\$339,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	802
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	Bi-Level
Status	Active

### **Community Information**

Address	89 Athens Road
Subdivision	Aurora
City	Blackfalds
County	Lacombe County
Province	Alberta

Postal Code T4M 0N5

### **Amenities**

Utilities Electricity Connected, Natural Gas Connected

Parking Spaces 2

Parking None

### **Interior**

Interior Features Breakfast Bar, Chandelier, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, See Remarks, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)

Appliances See Remarks

Heating Forced Air, Natural Gas, In Floor Roughed-In

Cooling None

Has Basement Yes

Basement Finished, Full

### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Front Yard, Level, No Neighbours Behind

Roof Asphalt Shingle

Construction Cement Fiber Board, Vinyl Siding

Foundation Poured Concrete

### **Additional Information**

Date Listed April 1st, 2025

Days on Market 9

Zoning R2

### **Listing Details**

Listing Office Lime Green Realty Inc.

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.