



**GRASSROOTS**

REALTY GROUP

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**157 Athens Road  
Blackfalds, Alberta**

**MLS # A2307127**



**\$349,900**

<b>Division:</b>	Aurora		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,240 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	None		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry, Quartz Counters		

**Inclusions:** N/A

Step into the future of comfort with this brand new 2 storey townhome at 157 Athens Road. Expertly crafted by Falcon Homes, this residence boasts a seamless open concept layout that feels both expansive and intimate. Featuring high end vinyl plank flooring, sleek quartz countertops, and a massive kitchen island, this home is built for those who love to host. With 3 bedrooms, 3 bathrooms, and a private primary ensuite, every inch is designed with modern functionality in mind. Be the very first to call this stunning space home in one of Blackfalds' most vibrant new communities! Photos are representative. Completion July 2026