



GRASSROOTS

REALTY GROUP

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**161 Athens Road
Blackfalds, Alberta**

MLS # A2327672



\$359,900

Division:	Aurora		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,127 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: N/A

Presenting a superb opportunity for first time buyers and investors alike. This brand new end unit townhouse on a large lot offers contemporary living at its finest. The welcoming open plan layout seamlessly connects a generous dining area and a modern kitchen, complete with a separate island with quartz countertops, perfect for both entertaining and daily family life. Convenience abounds with main floor laundry and a handy two piece bath situated by back entrance. Upstairs discover three comfortable bedrooms, including a spacious master suite featuring a stylish three piece ensuite with a tiled shower. The unfinished basement is a blank canvas awaiting your personal touch. Enjoy summer evenings on the rear deck. Off street gravel parking is provided at back and the private end unit position ensures added peace and privacy. Property will be partially fenced with pressure treated wood.