



**GRASSROOTS**  
REALTY GROUP

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149 Athens Road  
Blackfalds, Alberta

MLS # A2350753



**\$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. 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.