



GRASSROOTS
REALTY GROUP

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**157 Athens Road
Blackfalds, Alberta**

MLS # A2351360



\$349,900

Division:	Aurora		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,240 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cleared, Front Yard		

Heating: Forced Air

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Concrete, Vinyl Siding, Wood Frame

Foundation: Perimeter Wall

Features: Bathroom Rough-in, Breakfast Bar, Kitchen Island, Quartz Counters, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R2

Utilities: -

Inclusions: N/A

Welcome to 157 Athens Road in Blackfalds, a beautifully designed home by Falcon Homes that combines contemporary style, thoughtful craftsmanship, and everyday functionality. From its attractive exterior to its inviting interior, this home offers a wonderful opportunity to enjoy modern living in a growing Central Alberta community. Step inside to discover a bright and welcoming atmosphere with thoughtfully planned living spaces designed for both relaxation and entertaining. The home's modern design emphasizes comfort, functionality, and an effortless flow between everyday living areas. Conveniently located in Blackfalds, residents enjoy easy access to local schools, parks, walking trails, shopping, recreation facilities, and nearby amenities. With Red Deer just a short drive away, this location offers the perfect balance of small-town charm and urban convenience..