



GRASSROOTS
REALTY GROUP

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169 Athens Road
Blackfalds, Alberta

MLS # A2351531



\$349,900

Division:	Aurora		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,240 sq.ft.	Age:	2027 (-1 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:	Breakfast Bar, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R2
Utilities:	-

Inclusions: N/A

Welcome to 149 Athens Road in Blackfalds! This beautifully designed 3-bedroom, 2.5-bathroom townhome offers the perfect combination of modern style, functionality, and low-maintenance living. The thoughtfully designed main floor features a bright, open-concept layout that seamlessly connects the living room, dining area, and kitchen, creating an inviting space for everyday living and entertaining. Upstairs, you'll find three generously sized bedrooms, including a comfortable primary suite, along with convenient access to the additional bedrooms and bathrooms. With contemporary finishes, an efficient floor plan, and plenty of natural light throughout, this home is ideal for first-time buyers, growing families, or investors. Located in the welcoming community of Blackfalds, you'll enjoy convenient access to parks, walking trails, schools, shopping, and everyday amenities, with Red Deer just a short drive away. Discover the comfort and convenience of townhome living at 149 Athens Road! Photos are Representative.