

# \$484,900 - 17 Alderwood Close, Blackfalds

MLS® #A2217687

**\$484,900**

4 Bedroom, 3.00 Bathroom, 1,208 sqft

Residential on 0.12 Acres

Aurora, Blackfalds, Alberta

Nestled in the heart of Aurora Heights, this beautifully updated bi-level home is ready to welcome you with its fresh newly painted interior and inviting atmosphere. Offering four spacious bedrooms and three full bathrooms, this home strikes the perfect balance between comfort and functionality. Step inside and be greeted by vaulted ceilings and sun-filled spaces that create an airy, welcoming feel. The kitchen is designed for both style and practicality, featuring plenty of counter space, a convenient pantry, an eating bar, and a scenic corner sink overlooking the backyard. A generous dining area makes it easy to host family and friends. The primary suite serves as a private getaway with a walk-in closet and ensuite bath, while additional bedrooms provide space for family, guests, or a home office setup. The fully developed lower level expands your living options with a sprawling family room, an extra bedroom, and a flexible laundry area that can double as a workspace. Outdoor living is equally inviting, with a west-facing deck perfect for soaking in golden evening skies. Whether it's gathering with loved ones or unwinding in the family-sized hot tub, this backyard is built for relaxation. A fully fenced yard offers privacy, while the double attached heated garage adds convenience—especially in Alberta's colder months. With its thoughtful layout, stylish updates, and ideal location near schools, parks, and major roadways, 17 Alderwood Close is ready to be your next



home.

Built in 2014

### Essential Information

MLS® #	A2217687
Price	\$484,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,208
Acres	0.12
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	17 Alderwood Close
Subdivision	Aurora
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0L9

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s), Dry Bar
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes

Basement                      Finished, Full

**Exterior**

Exterior Features      Balcony, Private Yard  
Lot Description        Back Yard, City Lot, Front Yard, Landscaped, Level, Lawn  
Roof                      Asphalt Shingle  
Construction          Vinyl Siding, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              May 5th, 2025  
Days on Market        4  
Zoning                    R1M

**Listing Details**

Listing Office            Coldwell Banker Ontrack Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.