

# \$459,900 - 101 Aztec Crescent, Blackfalds

MLS® #A2233145

**\$459,900**

3 Bedroom, 3.00 Bathroom, 1,760 sqft

Residential on 0.10 Acres

Aurora, Blackfalds, Alberta

A beautiful 2 storey with all of the quality finishings you'd expect by Heartfaster Construction Ltd. Bright, open living room, with vinyl plank flooring and large area for furniture arrangement. Vinyl plank flooring continues into the kitchen & dining area & complements an abundance of neutral colored cabinets & Quartz countertops. There is a large island with room for seating & the dining area can accommodate a family sized table. Large walk-in pantry & 2 piece bathroom finish the main level. A wide staircase leads upstairs where there are 3 good sized bedrooms, a 4 piece bathroom with a window & spacious quartz vanity, & a 3 piece ensuite in Primary with a window & quartz vanity as well! There are his & hers closets in the Primary and an upstairs laundry room that includes side by side washer & dryer & handy built in cabinets. The basement plan outlines 2 additional bedrooms with large windows, a 4 piece bathroom & spacious family room. The back deck is 10x12 & overlooks a good sized yard that is sodded & includes gravel pad for 2 parking spaces. Windows are Triple Glazed, in-floor heat is roughed in & there is composite decking both front & back. Great location in newer neighbourhood, close to walking & biking paths & easy access to all that the thriving community of Blackfalds has to offer!

Built in 2025

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2233145    |
| Price          | \$459,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,760       |
| Acres          | 0.10        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 101 Aztec Crescent |
| Subdivision | Aurora             |
| City        | Blackfalds         |
| County      | Lacombe County     |
| Province    | Alberta            |
| Postal Code | T4M 0M7            |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

### Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer                                                |
| Heating           | In Floor Roughed-In, Forced Air                                                                            |
| Cooling           | None                                                                                                       |
| Has Basement      | Yes                                                                                                        |
| Basement          | Full, Unfinished                                                                                           |

### Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior Features | Other                                                             |
| Lot Description   | Back Lane, Back Yard, Lawn, No Neighbours Behind, Street Lighting |
| Roof              | Asphalt Shingle                                                   |

|              |                                       |
|--------------|---------------------------------------|
| Construction | Composite Siding, Stone, Vinyl Siding |
| Foundation   | Poured Concrete                       |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 56              |
| Zoning         | R1S             |

**Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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