

# \$475,000 - 109 Aztec Crescent, Blackfalds

MLS® #A2245380

**\$475,000**

6 Bedroom, 3.00 Bathroom, 1,466 sqft

Residential on 0.10 Acres

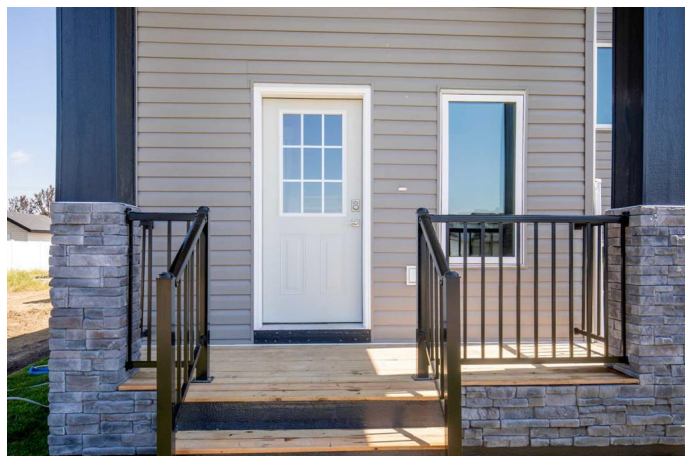
Aurora, Blackfalds, Alberta

Do you have a growing family, an expanding extended family or just looking for some space to stretch then this property may be the ticket. This brand new 6 bedroom and 3 bathroom home will allow everyone to have their own space. The main floor features 3 bedrooms, 4pc ensuite, 4 pc bathroom, main floor laundry and open floor plan for the kitchen, dining room and living room. The basement has an additional three bedrooms, 4 pc bathroom and a large rec/family room gathering place. With some tweaking and the right permits the basement can be converted to a legal suite if one desires. Home comes with brand new appliances naturally and air conditioning for those hot summer days. Back alley access and a large deck at the back for barbequing and socializing complete this home. If you need some space, this property could be the one for you.

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2245380  |
| Price          | \$475,000 |
| Bedrooms       | 6         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,466     |
| Acres          | 0.10      |



|            |             |
|------------|-------------|
| Year Built | 2025        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bi-Level    |
| Status     | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 109 Aztec Crescent |
| Subdivision | Aurora             |
| City        | Blackfalds         |
| County      | Lacombe County     |
| Province    | Alberta            |
| Postal Code | T4M 0M7            |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 2                                 |
| Parking        | Alley Access, Off Street, Unpaved |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows   |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air                                                                                           |
| Cooling           | Central Air                                                                                          |
| Has Basement      | Yes                                                                                                  |
| Basement          | Finished, Full                                                                                       |

### Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior Features | None                                                   |
| Lot Description   | Back Lane, Lawn, No Neighbours Behind, Rectangular Lot |
| Roof              | Asphalt Shingle                                        |
| Construction      | Vinyl Siding, Wood Frame                               |
| Foundation        | Poured Concrete                                        |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 2nd, 2025 |
| Days on Market | 8                |
| Zoning         | R1S              |

**Listing Details**

Listing Office                  Royal LePage Lifestyles Realty

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