

\$475,000 - 109 Aztec Crescent, Blackfalds

MLS® #A2245380

\$475,000

6 Bedroom, 3.00 Bathroom, 1,466 sqft

Residential on 0.10 Acres

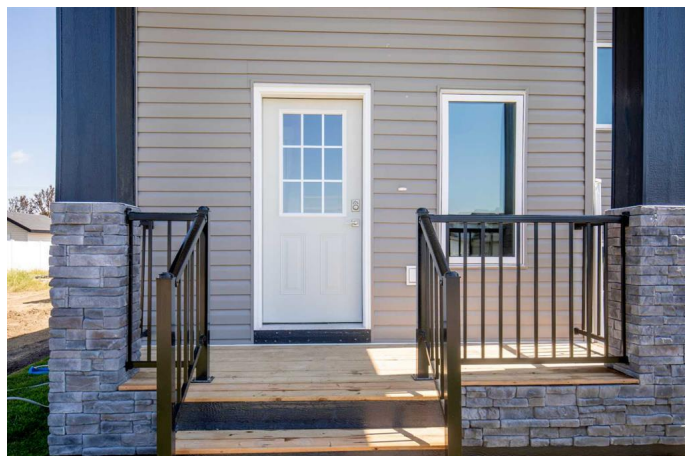
Aurora, Blackfalds, Alberta

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	41
Zoning	R1S

Listing Details

Listing Office Royal LePage Lifestyles Realty

Data is supplied by Pillar 9â,,¢ MLSÂ® System. Pillar 9â,,¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.