



GRASSROOTS
REALTY GROUP

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**5 Aztec Street
Blackfalds, Alberta**

MLS # A2247006



\$433,000

Division:	Aurora		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,127 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn		

Heating:	High Efficiency, In Floor Roughed-In, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1M
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Stove, Fridge, Dishwasher, Microwave, Washer, Dryer, Garage Door Opener & Control(s), Blinds, TV Mount, Sump Pump

Welcome to 5 Aztec Street, a beautifully maintained 1,126 sq. ft. bi-level home featuring 2 spacious bedrooms and 2 full bathrooms. The open-concept floor plan offers seamless flow between the kitchen, living, and dining areas, enhanced by stylish laminate flooring. The oversize primary bedroom includes a 4-piece ensuite and a walk-in closet, while a second large bedroom and another 4-piece bathroom complete the main level. The kitchen comes fully equipped with an island and stainless steel appliances, including a stove, fridge, dishwasher, and built-in microwave. Additional features include roughed-in central vacuum and roughed-in under-slab heating in the basement, offering great potential for future development. Situated on a generously sized, fenced lot with an additional 9' gate with alley access, this home also boasts a double attached front heated garage and a rear deck - perfect for outdoor living. Don't miss this one!