



**GRASSROOTS**  
REALTY GROUP

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**13 Aztec Street**  
**Blackfalds, Alberta**

**MLS # A2248033**



**\$569,900**

<b>Division:</b>	Aurora		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,165 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Pie Shaped Lot		

<b>Heating:</b>	In Floor Roughed-In, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-1M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** top soil to grade

Just REDUCED & IMMEDIATE POSSESSION! This brand new FULLY FINISHED modified bi-level built by Asset Builders Corp. (Winner of the 2024 Builder of the Year) is located in the Aurora subdivision, a short walk to Convenience store & fuel, close to Highway 2a for those who commute & a 7 min drive to the Red Deer! 4 bedroom, 3 bath home is the perfect size home for your family with double attached garage & back yard w/back lane for any RV's, boats or space for Fido! Step up on the 5'x6' verandah into this spacious entryway that you will appreciate. Up to the main level which features natural light streaming though many triple paned windows throughout the home. Kitchen features quartz countertops & 4 upgraded appliances. The open floor plan on this level is great for entertaining & families with the nice flow between the great room w/pretty electric fireplace & dining & kitchen. Plus a full bath & bedroom on this main level, perfect for a home office. Upstairs is the nice sized primary bedroom with a full ensuite & walk in closet with window for extra light. Downstairs is super bright & has 2 good sized bedrooms, family room area & another full bath. Underfloor heat roughed in. Sunny south facing Back deck is 16'x10' w/metal railing & nice sized yard, perfect for a gardener or sun worshipper. GST is included with any rebate to builder. Reduce your energy bills this winter by purchasing a Brand New Home!