



**26 Athens Place
Blackfalds, Alberta**

MLS # A2295555



\$439,900

Division:	Aurora		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,549 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Alley Access, Concrete Driveway, Insulated, Single Garage A		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Quartz Counters		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, TV Wall Mount, Garage Door Opener & Control (2), Bathroom Mirrors

ALMOST BRAND NEW IN ATHENS PLACE! This one owner semi-detached home in Blackfalds is the perfect place to call home. Be welcomed at the front entrance to a large foyer with ample closet storage. The open concept main floor offers 9' ceilings complete with a large living space with electric fireplace, modern white kitchen, large island, quartz countertops, stainless steel appliances and a dining space with garden door to the back yard. Two piece bathroom completes the main level. This home also comes complete with newly installed blinds. Head upstairs, you will find vinyl plank and plush carpet throughout, a bright primary retreat with a five piece ensuite including dual sinks and walk-in closet. Upstairs there is also a spacious laundry room, two additional bedrooms and four piece bathroom. The basement is undeveloped and offers room for a fourth bedroom, third bathroom and family room. The south facing rear yard has been fully fenced and landscaped and offers all day sunshine along with additional storage below the deck. Attached garage is insulated and has 220v power. This is an exceptionally well cared for home in a quiet cul-de-sac, making it the perfect for you and your family!