

\$1,280,000 - 54-66 Athens Road, Blackfalds

MLS® #A2213886

\$1,280,000

0 Bedroom, 0.00 Bathroom, 3,008 sqft

Multi-family

Aurora, Blackfalds, Alberta

INVESTORS! 4 Fully rented bi-level style townhomes in Blackfalds. Built in 2017, these townhomes are 3 bedroom bi-level style units and come complete with stainless steel stove/fridge/dishwasher/microwave, washer, dryer, window coverings. They all have a private rear yard fenced in vinyl fencing with a rear gravel parking pad. All are separately titled, separately metered for utilities (tenants pay all) and could be sold individually in time. Tenants are responsible for their own snow removal and yard care. There is a first mortgage on the property that could be assumed if desired. Property has been well cared for. Balance of 10 year New Home Warranty for new owner. This is an incredible investment with great upside potential. Rents average \$1945/month (x 4) and tenant pays all utilities. (id:6289)

Built in 2017

Essential Information

Listing #	A2213886
Price	\$1,280,000
Bathrooms	0.00
Square Footage	3,008
Year Built	2017
Type	Multi-family
Sub-Type	Freehold
Style	Bi-level



Community Information

Address	54-66 Athens Road
Subdivision	Aurora
City	Blackfalds
Province	Alberta
Postal Code	T4M0N4

Amenities

Utilities	Electricity, Natural Gas, Sewer, Water
Parking Spaces	50
Parking	Other, Parking Pad

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo, Window Coverings, Washer/Dryer Stack-Up
Heating	Natural gas Forced air
Has Basement	Yes

Exterior

Exterior	Concrete, Vinyl siding
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	RCR - Royal Carpet Realty Ltd.
----------------	--------------------------------



The trademarks MLS®, Multiple Listing Service® 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. REALTOR®. Member of CREA and more.

Listing information last updated on October 13th, 2025 at 2:01pm CDT