

\$399,500 - 18 Aurora Heights Boulevard, Blackfalds

MLS® #A2258422

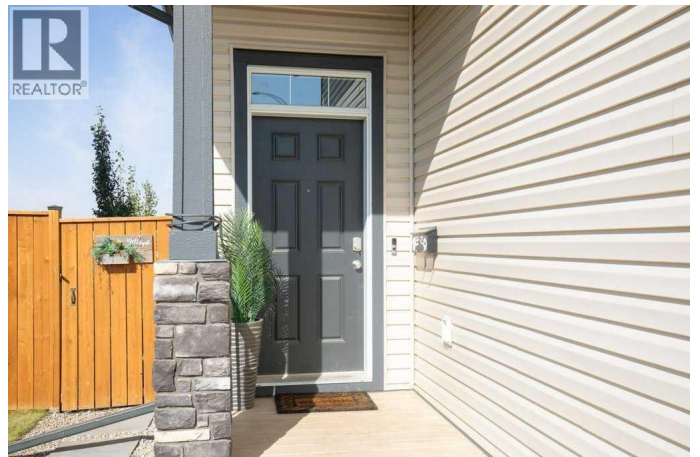
\$399,500

3 Bedroom, 2.00 Bathroom, 1,234 sqft

Single Family on 0.10 Acres

Aurora, Blackfalds, Alberta

Discover your dream home in this modern Silverstone-built walkout, designed with your family in mind! Spanning 1,224 sqft on the main floor, this home offers a spacious open-concept layout, ideal for entertaining, with vaulted ceilings and sleek grey laminate flooring. The modern kitchen features dark cabinetry with soft-close drawers, tile backsplash, stainless steel appliances, corner pantry, and a central island with a sink. Enjoy 3 bedrooms upstairs, with the potential for a 4th and 5th downstairs, plus 2 bathrooms, including a luxurious 4-piece ensuite in the expansive master bedroom. Unwind on the rear deck, perfect for BBQs, or let the kids play in the fully fenced, landscaped backyard with walkout basement access. Additional highlights include a tiled entryway, tiled bathrooms, water softener, alley-access, off-street parking, and a tool shed for the yard equipment. In-floor heat and central vacuum roughed in, plus a builder's proposal for an additional 1,188 sqft basement development, this home is move-in ready with room to grow! Nestled in the thriving Town of Blackfalds, AB—just 10 km north of Red Deer—a fast-growing community, home to nearly 12,000 residents, including young families and entrepreneurs. Blackfalds offers top-rated K-12 schools, including a new high school, and a wealth of family-friendly amenities like the Abbey Centre, featuring a multi-sport complex, aquatic center, and library. Enjoy well-maintained parks, scenic



trails, and improved transportation links for easy commutes to Red Deer or beyond. With shopping, dining, and recreational facilities all within walking distance, Blackfalds blends small-town charm with modern convenience. Schedule a viewing today to discover this exceptional home and the vibrant Blackfalds lifestyleâ€”your familyâ€™s new chapter starts here! (id:6289)

Built in 2016

Essential Information

Listing #	A2258422
Price	\$399,500
Bedrooms	3
Bathrooms	2.00
Square Footage	1,234
Acres	0.10
Year Built	2016
Type	Single Family
Sub-Type	Freehold
Style	Bi-level

Community Information

Address	18 Aurora Heights Boulevard
Subdivision	Aurora
City	Blackfalds
Province	Alberta
Postal Code	T4M0M1

Amenities

Amenities	Park, Playground, Schools, Shopping
Utilities	Electricity, Natural Gas
Features	Back lane, PVC window, No Smoking Home
Parking Spaces	2
Parking	Other, Parking Pad

Interior

Appliances	Refrigerator, Water softener, Dishwasher, Stove, Microwave, Washer &
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	Dryer
Heating	Natural gas Forced air, In Floor Heating
Cooling	None
Basement	Walk out

Exterior

Exterior	Brick, Concrete, Vinyl siding
Exterior Features	Landscaped
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office Century 21 Advantage



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