

# \$579,900 - 6 Aztec Street, Blackfalds

MLS® #A2194149

**\$579,900**

3 Bedroom, 2.00 Bathroom, 1,292 sqft

Residential on 0.14 Acres

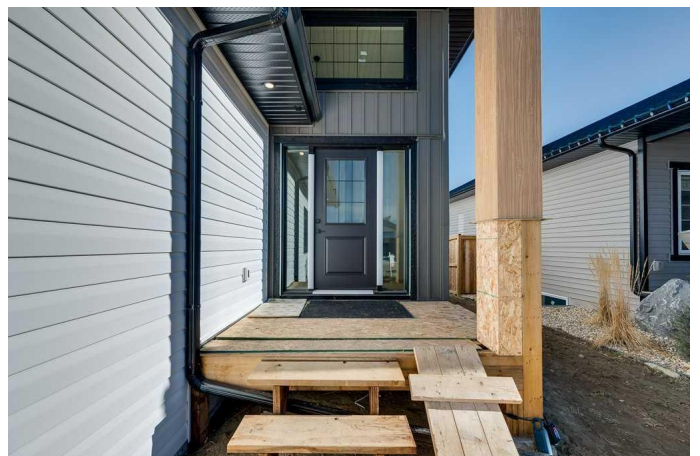
Aurora, Blackfalds, Alberta

This beautiful new build is located in a great neighborhood, offering modern living with exceptional features. The spacious home includes a triple car garage fully finished and heated, ideal for keeping vehicles warm and providing extra storage or workspace. Inside, you'll find 3 generously sized bedrooms and 2 full bathrooms, including a luxurious master suite complete with a walk-in closet and an en-suite bathroom. The home is designed with an open concept layout, making it perfect for entertaining and daily family life. The unfinished walk-out basement offers unlimited potential for customization, whether you want to create additional living space, a home gym, or storage. Comfort is guaranteed with central air conditioning, ensuring you'll stay cool year-round. This home blends modern convenience with style, making it the perfect place to settle into and enjoy for years to come. Close to schools and shopping, conveniently located for all amenities.

Built in 2025

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | A2194149  |
| Price    | \$579,900 |
| Bedrooms | 3         |



|                |             |
|----------------|-------------|
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,292       |
| Acres          | 0.14        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 6 Aztec Street |
| Subdivision | Aurora         |
| City        | Blackfalds     |
| County      | Lacombe County |
| Province    | Alberta        |
| Postal Code | T4M 0M7        |

### Amenities

|                |                                                                                         |
|----------------|-----------------------------------------------------------------------------------------|
| Parking Spaces | 3                                                                                       |
| Parking        | Concrete Driveway, Garage Door Opener, Heated Garage, Insulated, Triple Garage Attached |
| # of Garages   | 3                                                                                       |

### Interior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s)                                                     |
| Heating           | Forced Air                                                                                                                 |
| Cooling           | Central Air                                                                                                                |
| Has Basement      | Yes                                                                                                                        |
| Basement          | Full, Unfinished                                                                                                           |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Yard                   |
| Lot Description   | Back Lane, Back Yard, City Lot |
| Roof              | Asphalt Shingle                |
| Construction      | Vinyl Siding, Wood Frame       |
| Foundation        | Poured Concrete                |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 12th, 2025 |
| Days on Market | 76                  |
| Zoning         | R-1M                |

## Listing Details

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

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