

\$414,900 - 115 Aurora Heights, Blackfalds

MLS® #A2253944

\$414,900

4 Bedroom, 3.00 Bathroom, 1,235 sqft

Residential on 0.11 Acres

Aurora, Blackfalds, Alberta

Stylish 4-Bedroom Home in Aurora Heights
â€“ Fully Finished with Separate Basement Entrance. Welcome to this beautifully finished 4-bedroom, 3-bathroom bilevel in the sought-after Aurora Heights neighborhood, complete with Central A/C and fantastic curb appeal. Step inside to a bright and welcoming entryway that leads into a spacious main level. The living room is filled with natural light from large windows and accented by pot lights for a modern touch. The open kitchen and dining area feature an eating bar, plenty of white cabinetry, a corner pantry, coffee bar, and stainless steel appliancesâ€”perfect for both daily living and entertaining. On this level youâ€™™ll also find a full 4-piece bathroom and three bedrooms, including the large primary suite with a walk-in closet and a stunning 3-piece ensuite showcasing a custom tiled shower. The fully finished basement, with its own separate entrance, provides incredible extra living space. It offers a large family room, a versatile flex room (ideal for a home gym, pool table/ping pong, craft area), a 4-piece bathroom, an additional generously sized bedroomâ€”perfect for teens or guestsâ€”and the laundry room. Enjoy the comfort of operational in-floor heating during the winter months. Outside, the fully fenced yard offers privacy, along with a deck for outdoor enjoyment and entertaining family & friends. Parking is convenient with a rear pad that accommodates two vehicles. This home truly has it allâ€”style, space, and comfort.



Donâ€™t wait, book your showing today!

Built in 2017

Essential Information

MLS® #	A2253944
Price	\$414,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,235
Acres	0.11
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	115 Aurora Heights
Subdivision	Aurora
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M0M6

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s), Breakfast Bar
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Landscaped, Lawn, Rectangular Lot, City Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, ICFs (Insulated Concrete Forms)
Foundation	Poured Concrete

Additional Information

Date Listed	September 7th, 2025
Days on Market	13
Zoning	R1

Listing Details

Listing Office	2 Percent Realty Advantage
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