

# \$569,900 - 9 Aztec Street, Blackfalds

MLS® #A2267701

**\$569,900**

4 Bedroom, 3.00 Bathroom, 1,300 sqft

Residential on 0.16 Acres

Aurora, Blackfalds, Alberta

Beautifully upgraded bi-level located in the newer community of Aurora in Blackfalds. The stunning curb appeal is complimented by the attractive blend of stone work, wood accents and vertical siding. A welcoming front entrance greets you inside which offers a wide staircase plus a black gunpowder metal railing. A show case of a kitchen you will enjoy everyday in. Upgraded two tone cabinets, full surround quartz counter tops, all matching Black appliances with an upgraded gas stove, deep corner pantry for extra storage, floating shelves plus modern style light fixtures. Excellent size dining area and living space with plenty of windows all equipped with custom blinds. Garden door off back which leads out to the relaxing SW facing deck equipped with gas line for BBQ which overlooks the massive fully fenced yard. Wonderful three bedroom main floor plan with a generous Primary Bedroom offering you plenty of closet space plus your own private ensuite with dual vanity and stand up shower. Save the extra steps and appreciate the convenience of the main floor laundry as well. Professionally developed basement is a great design for family and entertaining. Large media area perfect for gaming or streaming a favorite movie but then follow through the Barn Doors to the massive family room with plenty of space for games tables or even office/studio section. An additional bedroom for guests plus another three piece bath with walk in shower offering full tile surround, wide entrance and



safety bars. Huge storage area at back of home ideal for all your seasonal clothing and decorations. A/C unit already in place for the warm next season plus the finished attached garage offers a rough in for gas heater. Built with quality by True Line developments you can buy with the assurance of a great home. Home is located within walking distance to small neighborhood shopping plaza plus other close by amenities.

Built in 2021

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2267701    |
| Price          | \$569,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,300       |
| Acres          | 0.16        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

**Community Information**

|             |                |
|-------------|----------------|
| Address     | 9 Aztec Street |
| Subdivision | Aurora         |
| City        | Blackfalds     |
| County      | Lacombe County |
| Province    | Alberta        |
| Postal Code | T4M0M7         |

**Amenities**

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Parking Spaces | 2                                                             |
| Parking        | Double Garage Attached, Garage Door Opener, Concrete Driveway |
| # of Garages   | 1                                                             |

## Interior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows                                                     |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                                                 |
| Cooling           | Central Air                                                                                                                |
| Has Basement      | Yes                                                                                                                        |
| Basement          | Full                                                                                                                       |

## Exterior

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

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 29th, 2025 |
| Days on Market | 11                 |
| Zoning         | R1M                |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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