

# \$579,900 - 13 Aztec Street, Blackfalds

MLS® #A2248033

**\$579,900**

4 Bedroom, 3.00 Bathroom, 1,165 sqft

Residential on 0.14 Acres

Aurora, Blackfalds, Alberta

This brand new FULLY FINISHED modified bi-level built by Asset Builders Corp. (Winner of the 2024 Builder of the Year) is located in the Aurora subdivision, a short walk to Convenience store & fuel, close to Highway 2a for those who commute & a 7 min drive to the Red Deer! 4 bedroom, 3 bath home is the perfect size home for your family with double attached garage & back yard w/back lane for any RV's, boats or space for Fido! Step up on the 5'x6' verandah into this spacious entryway that you will appreciate. Up to the main level which features natural light streaming through many triple paned windows throughout the home. Kitchen features quartz countertops & 4 upgraded appliances. The open floor plan on this level is great for entertaining & families with the nice flow between the great room w/pretty electric fireplace & dining & kitchen. Plus a full bath & bedroom on this main level, perfect for a home office. Upstairs is the nice sized primary bedroom with a full ensuite & walk in closet with window for extra light. Downstairs is super bright & has 2 good sized bedrooms, family room area & another full bath. Underfloor heat roughed in. Sunny south facing Back deck is 16'x10' w/metal railing & nice sized yard, perfect for a gardener or sun worshipper. GST is included with any rebate to builder. Finished interior photos are of a previous house with exact layout & similar colors

Built in 2025



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2248033          |
| Price          | \$579,900         |
| Bedrooms       | 4                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,165             |
| Acres          | 0.14              |
| Year Built     | 2025              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | Modified Bi-Level |
| Status         | Active            |

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 13 Aztec Street |
| Subdivision | Aurora          |
| City        | Blackfalds      |
| County      | Lacombe County  |
| Province    | Alberta         |
| Postal Code | T4M 0M7         |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Garage Control(s), Microwave Hood Fan, Oven, Refrigerator                |
| Heating           | Forced Air, In Floor Roughed-In                                                      |
| Cooling           | None                                                                                 |
| Fireplace         | Yes                                                                                  |
| # of Fireplaces   | 1                                                                                    |
| Fireplaces        | Electric                                                                             |
| Has Basement      | Yes                                                                                  |
| Basement          | Full                                                                                 |

## Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | None                                 |
| Lot Description   | Back Lane, Back Yard, Pie Shaped Lot |
| Roof              | Asphalt Shingle                      |
| Construction      | Concrete, Wood Frame                 |
| Foundation        | Poured Concrete                      |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 82                |
| Zoning         | R-1M              |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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. Used under license.