

# \$469,900 - 62 Aurora Heights Boulevard, Blackfalds

MLS® #A2224253

**\$469,900**

4 Bedroom, 3.00 Bathroom, 1,091 sqft

Residential on 0.11 Acres

Aurora, Blackfalds, Alberta

Bright & Modern Fully Finished Bi-Level with Detached Double Garage in Blackfalds!

The spacious front entrance leads you to open concept main floor – complete with stunning feature walls, designer wallpaper, and electric fireplace with custom mantle.

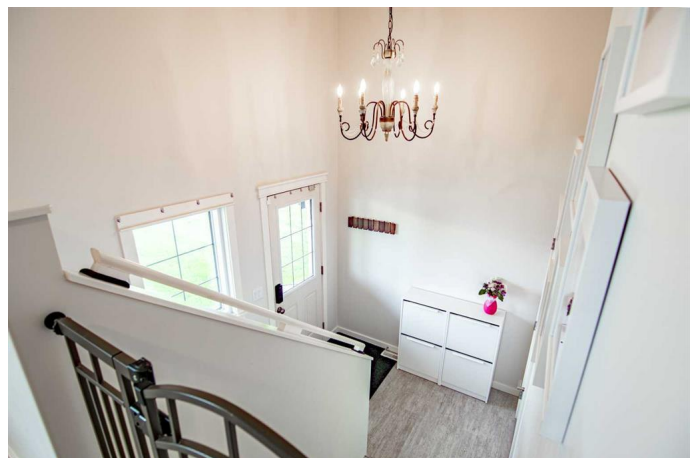
From the living room you will find the kitchen/dining room that features an eating bar, stainless appliances, black subway tile backsplash, wall pantry, and access to your west facing backyard.

Down the hall you will find the primary bedroom with custom wallpaper, wainscoting, double closets and a 3-pc ensuite. The main floor is complete with a second bedroom and a 4-pc bathroom.

The newly finished basement (2024) is built for comfort and functionality. From the whitewash pine ceilings throughout to the built-in storage cabinets in the spacious family room, this basement is sure to impress. The basement also features 2 additional good size bedrooms, a stunning 3-pc bathroom, utility / laundry room, and under stairs storage.

The backyard is fully fenced with raised planters (w / watering system), enclosed under deck storage, a detached heated double garage, and space for additional parking. Conveniently located near walking trails, parks, the Abbey Centre, and easy access to HWY 2.

Built in 2019



## Essential Information

MLS® #	A2224253
Price	\$469,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,091
Acres	0.11
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	62 Aurora Heights Boulevard
Subdivision	Aurora
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0M6

## Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	ICF Block

### **Additional Information**

Date Listed	May 24th, 2025
Days on Market	13
Zoning	R-1S

### **Listing Details**

Listing Office	Century 21 Maximum
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