

# \$789,900 - 22 Aura Drive, Blackfalds

MLS® #A2250682

**\$789,900**

5 Bedroom, 4.00 Bathroom, 1,885 sqft  
Residential on 0.15 Acres

Aurora, Blackfalds, Alberta

Brand new and ready for your family! This custom-built 2-storey walkout home by award-winning Ridgestone Homes offers 5 bedrooms, 3.5 bathrooms, and thoughtful design throughout. A covered front porch welcomes you into the open-concept main floor featuring a spacious kitchen, dining area, and living room—perfect for everyday living and entertaining. Step out onto the deck from the kitchen and enjoy views of the playground right behind your backyard vinyl fence.

Upstairs, you™ll find the perfect layout for a young family: 4 bedrooms on one level, including a primary suite with a 3-piece ensuite and walk-in closet, a 4-piece main bath, and convenient upper-floor laundry.

The fully finished walkout basement offers a large rec room with a wet bar, the 5th bedroom, and another full bath. A triple attached garage completes this incredible home.

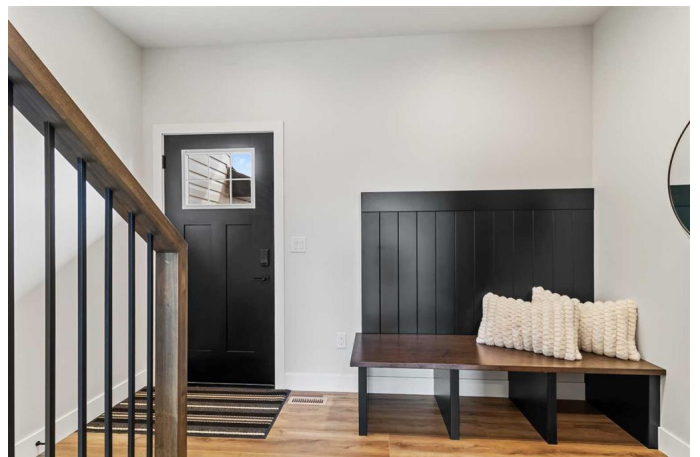
Don™t miss this rare opportunity to own a stunning new build in a family-friendly location!

Built in 2025

## Essential Information

MLS® #                   A2250682

Price                     \$789,900



Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,885
Acres	0.15
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	22 Aura Drive
Subdivision	Aurora
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4N0N3

### **Amenities**

Parking Spaces	3
Parking	Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	See Remarks, Separate Entrance
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	High Efficiency, Forced Air, In Floor Roughed-In
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Exterior Entry

### **Exterior**

Exterior Features	Balcony
Lot Description	Back Yard, Backs on to Park/Green Space, Corner Lot, Irregular Lot

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 21st, 2025
Days on Market	59
Zoning	R1L

### **Listing Details**

Listing Office	Royal LePage Network Realty Corp.
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