

109 Aztec Crescent
Blackfalds, Alberta

MLS # A2271637



\$450,000

Division:	Aurora		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,466 sq.ft.	Age:	2025 (1 yrs old)
Beds:	6	Baths:	3
Garage:	Alley Access, Off Street, Unpaved		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Lawn, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: refrigerator downstairs

Do you have a growing family, an expanding extended family or just looking for some space to stretch then this property may be the ticket. This brand new 6 bedroom and 3 bathroom home will allow everyone to have their own space. The main floor features 3 bedrooms, 4pc ensuite, 4 pc bathroom, main floor laundry and open floor plan for the kitchen, dining room and living room. The basement has an additional three bedrooms, 4 pc bathroom and a large rec/family room gathering place. Home was recently approved for a legal suite and as such the basement can be converted to a legal suite if one desires. Home comes with brand new appliances naturally and air conditioning for those hot summer days. Back alley access and a large deck at the back for barbequing and socializing complete this home. If you need some space, this property could be the one for you.