

\$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	13
Zoning	R1M

Listing Details

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

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.