

# \$465,000 - 41 Aztec Crescent, Blackfalds

MLS® #A2236987

**\$465,000**

4 Bedroom, 3.00 Bathroom, 1,140 sqft

Residential on 0.10 Acres

Aurora, Blackfalds, Alberta

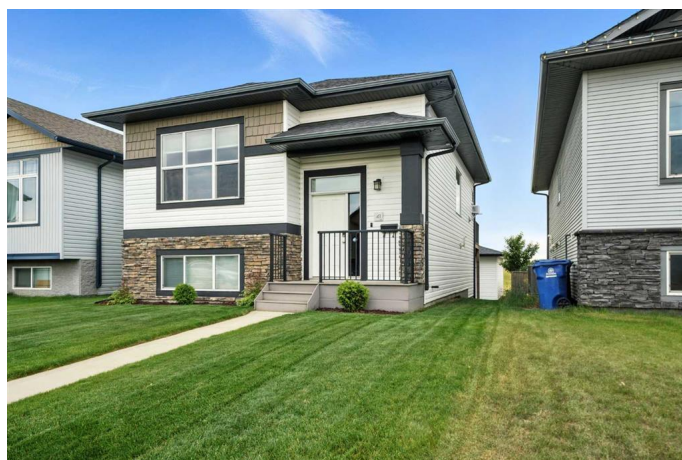
This beautifully kept 2015 bi-level home feels like new! You'll love the 9'™ ceilings on both floors, easy-to-clean vinyl plank flooring and stylish finishes throughout. The kitchen features raised maple cabinets, stainless steel appliances, a granite sink, a large pantry and opens onto a sunny south-facing deck. The bright and open main floor includes a large living room with rough-in for a future gas fireplace. The primary bedroom has its own full ensuite, and there's a second bedroom plus another 4-piece bathroom. Downstairs, the fully finished walkout basement has in-floor heat roughed in, two more bedrooms and a big family room with lots of natural light coming through the large windows. Step outside to the covered concrete patio and enjoy the backyard that's been landscaped with mulch beds and a handy shed beside the garage. The oversized 24x26 detached garage has 10'™ ceilings, an 8'™ door, epoxy floor and plenty of space for storage or working. The yard also features underground sprinklers front and back, plus drip lines for the front flower beds set up with a Rainbird system you can control from your phone. You should call 41 Aztec Crescent home.

Built in 2014

## Essential Information

MLS® #                   A2236987

Price                     \$465,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,140
Acres	0.10
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	41 Aztec Crescent
Subdivision	Aurora
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0M2

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	High Ceilings, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, City Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 4th, 2025
Days on Market	2
Zoning	R1S

### **Listing Details**

Listing Office	Century 21 Maximum
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