\$1,280,000 - 1-13 Athens Road, Blackfalds

MLS® #A2242225

\$1,280,000

0 Bedroom, 0.00 Bathroom, 3,008 sqft Multi-Family on 0.00 Acres

Aurora, Blackfalds, Alberta

INVESTORS! 4 Fully rented bi-level style townhomes in Blackfalds. Built in 2017, these townhomes are 3 bedroom bi-level style units and come complete with stainless steel stove/fridge/dishwasher/microwave, washer, dryer, window coverings. They all have a private rear yard fenced in vinyl fencing with a rear gravel parking pad. All are separately titled, separately metered for utilities (tenants pay all) and could be sold individually in time. Tenants are responsible for their own snow removal and yard care. There is a first mortgage on the property that could be assumed if desired. Property has been well cared for. Balance of 10 year New Home Warranty for new owner. This is an incredible investment with great upside potential. Rents average \$1945/month (x 4) and tenant pays all utilities.



Essential Information

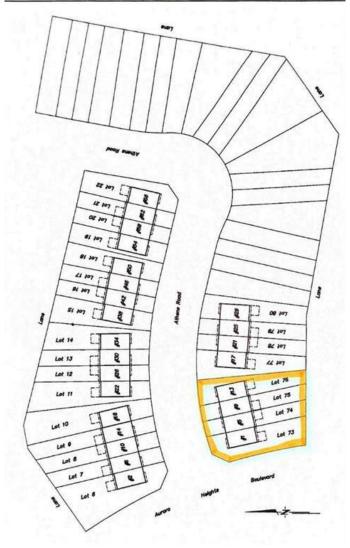
MLS® # A2242225 Price \$1,280,000

Bathrooms 0.00
Square Footage 3,008
Acres 0.00
Year Built 2017

Type Multi-Family

Sub-Type Row/Townhouse





Style Bi-Level
Status Active

Community Information

Address 1-13 Athens Road

Subdivision Aurora

City Blackfalds

County Lacombe County

Province Alberta
Postal Code T4M 0N4

Amenities

Utilities Electricity Connected, Natural Gas Connected, Sewer Connected, Water

Connected

Parking Spaces 50

Parking Alley Access, Off Street, Parking Pad

Interior

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer/Dryer Stacked, Window Coverings

Heating High Efficiency, Forced Air, Natural Gas

Has Basement Yes

Basement Finished, Full

Exterior

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 22nd, 2025

Days on Market 103 Zoning R2

Listing Details

Listing Office RCR - Royal Carpet Realty Ltd.

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