

# \$399,500 - 18 Aurora Heights Boulevard, Blackfalds

MLS® #A2258422

**\$399,500**

3 Bedroom, 2.00 Bathroom, 1,234 sqft

Residential on 0.10 Acres

Aurora, Blackfalds, Alberta

Discover your dream home in this modern Silverstone-built walkout, designed with your family in mind! Spanning 1,224 sqft on the main floor, this home offers a spacious open-concept layout, ideal for entertaining, with vaulted ceilings and sleek grey laminate flooring. The modern kitchen features dark cabinetry with soft-close drawers, tile backsplash, stainless steel appliances, corner pantry, and a central island with a sink. Enjoy 3 bedrooms upstairs, with the potential for a 4th and 5th downstairs, plus 2 bathrooms, including a luxurious 4-piece ensuite in the expansive master bedroom. Unwind on the rear deck, perfect for BBQs, or let the kids play in the fully fenced, landscaped backyard with walkout basement access. Additional highlights include a tiled entryway, tiled bathrooms, water softener, alley-access, off-street parking, and a tool shed for the yard equipment. In-floor heat and central vacuum roughed in, plus a builder's proposal for an additional 1,188 sqft basement development, this home is move-in ready with room to grow! Nestled in the thriving Town of Blackfalds, AB—just 10 km north of Red Deer—a fast-growing community, home to nearly 12,000 residents, including young families and entrepreneurs. Blackfalds offers top-rated K-12 schools, including a new high school, and a wealth of family-friendly amenities like the Abbey Centre, featuring a multi-sport complex, aquatic center, and library. Enjoy well-maintained parks, scenic



trails, and improved transportation links for easy commutes to Red Deer or beyond. With shopping, dining, and recreational facilities all within walking distance, Blackfalds blends small-town charm with modern convenience. Schedule a viewing today to discover this exceptional home and the vibrant Blackfalds lifestyle—your family’s new chapter starts here!

Built in 2016

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2258422    |
| Price          | \$399,500   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,234       |
| Acres          | 0.10        |
| Year Built     | 2016        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 18 Aurora Heights Boulevard |
| Subdivision | Aurora                      |
| City        | Blackfalds                  |
| County      | Lacombe County              |
| Province    | Alberta                     |
| Postal Code | T4M 0M1                     |

**Amenities**

|                |                                              |
|----------------|----------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected |
| Parking Spaces | 2                                            |
| Parking        | Alley Access, Off Street, Parking Pad        |

**Interior**

|                   |                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Bathroom Rough-in, Separate Entrance |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Water Softener                                                                         |
| Heating           | Forced Air, Natural Gas, In Floor Roughed-In                                                                                                        |
| Cooling           | None                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                 |
| Basement          | Full, Walk-Out, Unfinished                                                                                                                          |

## Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Private Yard                              |
| Lot Description   | Back Lane, Back Yard, Landscaped          |
| Roof              | Asphalt Shingle                           |
| Construction      | Brick, Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                           |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 21st, 2025 |
| Days on Market | 20                   |
| Zoning         | R1S                  |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | Century 21 Advantage |
|----------------|----------------------|

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