

# \$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.

Built in 2017

## 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 | 41              |
| Zoning         | R2              |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | RCR - Royal Carpet Realty Ltd. |
|----------------|--------------------------------|

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