

# \$1,280,000 - 22-34 Athens Road, Blackfalds

MLS® #A2213822

**\$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 with upward potential.

Built in 2017

## Essential Information

MLS® #	A2213822
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	22-34 Athens Road
Subdivision	Aurora
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0N4

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Water Connected, Sewer Connected
Parking Spaces	50
Parking	Alley Access, Off Street, Parking Pad

### Interior

Appliances	Dishwasher, Refrigerator, Electric Stove, Microwave Hood Fan, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas, High Efficiency
Has Basement	Yes
Basement	Finished, Full

### Exterior

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Concrete
Foundation	Poured Concrete

### Additional Information

Date Listed	April 22nd, 2025
Days on Market	103
Zoning	R2

### Listing Details

Listing Office	RCR - Royal Carpet Realty Ltd.
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