

# \$414,900 - 115 Aurora Heights, Blackfalds

MLS® #A2253944

**\$414,900**

4 Bedroom, 3.00 Bathroom, 1,235 sqft  
Residential on 0.11 Acres

Aurora, Blackfalds, Alberta

Stylish 4-Bedroom Home in Aurora Heights  
â€“ Fully Finished with Separate Basement  
Entrance. Welcome to this beautifully finished  
4-bedroom, 3-bathroom bilevel in the  
sought-after Aurora Heights neighborhood,  
complete with Central A/C and fantastic curb  
appeal. Step inside to a bright and welcoming  
entryway that leads into a spacious main level.  
The living room is filled with natural light from  
large windows and accented by pot lights for a  
modern touch. The open kitchen and dining  
area feature an eating bar, plenty of white  
cabinetry, a corner pantry, coffee bar, and  
stainless steel appliancesâ€“perfect for both  
daily living and entertaining. On this level  
youâ€™ll also find a full 4-piece bathroom and  
three bedrooms, including the large primary  
suite with a walk-in closet and a stunning  
3-piece ensuite showcasing a custom tiled  
shower. The fully finished basement, with its  
own separate entrance, provides incredible  
extra living space. It offers a large family room,  
a versatile flex room (ideal for a home gym,  
pool table/ping pong, craft area), a 4-piece  
bathroom, an additional generously sized  
bedroomâ€“perfect for teens or guestsâ€“and  
the laundry room. Enjoy the comfort of  
operational in-floor heating during the winter  
months. Outside, the fully fenced yard offers  
privacy, along with a deck for outdoor  
enjoyment and entertaining family & friends.  
Parking is convenient with a rear pad that  
accommodates two vehicles. This home truly  
has it allâ€“style, space, and comfort.



Don't wait, book your showing today!

Built in 2017

### Essential Information

MLS® #	A2253944
Price	\$414,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,235
Acres	0.11
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	115 Aurora Heights
Subdivision	Aurora
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M0M6

### Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

### Interior

Interior Features	Breakfast Bar, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, City Lot, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	ICFs (Insulated Concrete Forms), Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 7th, 2025
Days on Market	8
Zoning	R1

## Listing Details

Listing Office	2 Percent Realty Advantage
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