

# \$8,000,000 - 1-66 Athens Road, Blackfalds

MLS® #A2189114

**\$8,000,000**

0 Bedroom, 0.00 Bathroom, 18,825 sqft

Multi-Family on 0.00 Acres

Aurora, Blackfalds, Alberta

INVESTORS! 25 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.

Built in 2017

## Essential Information

MLS® #	A2189114
Price	\$8,000,000
Bathrooms	0.00
Square Footage	18,825
Acres	0.00
Year Built	2017
Type	Multi-Family
Sub-Type	Row/Townhouse
Style	Bi-Level
Status	Active



## Community Information

Address	1-66 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

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	January 20th, 2025
Days on Market	147
Zoning	R2

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.