

\$479,000 - 34 Aztec Crescent, Blackfalds

MLS® #A2268737

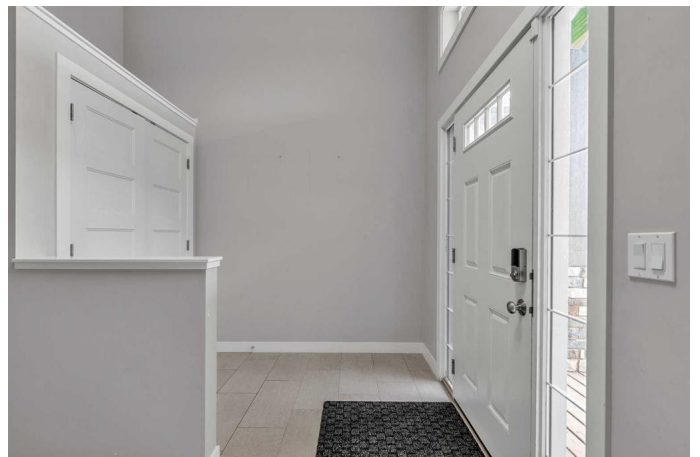
\$479,000

3 Bedroom, 2.00 Bathroom, 1,338 sqft

Residential on 0.15 Acres

Aurora, Blackfalds, Alberta

Welcome to this warm and inviting property located on a QUIET FAMILY FRIENDLY STREET in Blackfalds, a wonderful place to raise children or enjoy a peaceful lifestyle. This home offers a functional layout, great curb appeal, and a SPACIOUS YARD WITH RV PARKING, making it a standout choice in this price range. Step inside to a LARGE TILED FRONT ENTRY with DIRECT ACCESS TO THE FINISHED 24X24 GARAGE, perfect for busy family routines. The main floor features SOARING VAULTED CEILINGS and an OPEN CONCEPT LIVING, DINING AND KITCHEN AREA, creating a bright and welcoming atmosphere. The kitchen is equipped with a LARGE ISLAND, CORNER PANTRY, STAINLESS STEEL APPLIANCES, FULL TILE BACKSPLASH, and SOFT CLOSE CABINETS. The living room is centered around a COZY GAS FIREPLACE and opens onto a DECK overlooking the impressive yard, ideal for BBQs, gatherings, and watching the kids play. The main level offers 3 BEDROOMS AND 2 FULL BATHROOMS, including a spacious PRIMARY SUITE with HIS AND HER CLOSETS and a 4 PIECE ENSUITE. The layout provides comfort and convenience for families of all ages. The BRIGHT LOWER LEVEL is UNFINISHED WITH LARGE WINDOWS, offering incredible potential for future development. There is space to add 2 MORE BEDROOMS, a FULL BATHROOM, and a FAMILY ROOM, giving you the flexibility to expand as your needs grow. The MASSIVE



LANDSCAPED BACKYARD includes UNDER DECK STORAGE and REAR RV PARKING WITH RV GATE AND ALLEY ACCESS. Plenty of room for toys, pets, gardens, or just relaxing outdoors. The OVERSIZED 24X24 GARAGE comes with a BUILT IN WORKBENCH, perfect for a hobbyist or handy homeowner. This is a WELL CARED FOR HOME in a great community with parks, schools, and amenities nearby. A pleasure to show and a place you will be proud to call home.

Built in 2016

Essential Information

MLS® #	A2268737
Price	\$479,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,338
Acres	0.15
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	34 Aztec Crescent
Subdivision	Aurora
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0M2

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bathroom Rough-in, Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Lighting, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Level, Open Lot, Private, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 3rd, 2025
Days on Market	2
Zoning	R1M

Listing Details

Listing Office	Town Residential
----------------	------------------

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.