$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	99
Zoning	R2

Listing Details

Listing Office	RCR - Royal Carpet Realty Ltd.

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