

# \$829,000 - 22 Aura Drive, Blackfalds

MLS® #A2216939

**\$829,000**

5 Bedroom, 4.00 Bathroom, 1,774 sqft

Residential on 0.15 Acres

Aurora, Blackfalds, Alberta

Brand new and ready for your family! This custom-built 2-storey walkout home by award-winning Ridgestone Homes offers 5 bedrooms, 3.5 bathrooms, and thoughtful design throughout. A covered front porch welcomes you into the open-concept main floor featuring a spacious kitchen, dining area, and living room—perfect for everyday living and entertaining. Step out onto the deck from the kitchen and enjoy views of the playground right behind your backyard vinyl fence.

Upstairs, you'll find the perfect layout for a young family: 4 bedrooms on one level, including a primary suite with a 3-piece ensuite and walk-in closet, a 4-piece main bath, and convenient upper-floor laundry.

The fully finished walkout basement offers a large rec room with a wet bar, the 5th bedroom, and another full bath. A triple attached garage completes this incredible home.

Don't miss this rare opportunity to own a stunning new build in a family-friendly location!

Built in 2025

## Essential Information

MLS® # A2216939

Price \$829,000



Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,774
Acres	0.15
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	22 Aura Drive
Subdivision	Aurora
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4N0N3

### Amenities

Parking Spaces	3
Parking	Triple Garage Attached
# of Garages	3

### Interior

Interior Features	See Remarks, Separate Entrance
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	High Efficiency, In Floor Roughed-In, Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Full

### Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Backs on to Park/Green Space, Corner Lot, Irregular Lot

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

### **Additional Information**

Date Listed	May 1st, 2025
Days on Market	66
Zoning	R1L

### **Listing Details**

Listing Office	Royal LePage Network Realty Corp.
----------------	-----------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.