

# \$727,500 - 22 Aura Drive, Blackfalds

MLS® #A2250682

## \$727,500

5 Bedroom, 4.00 Bathroom, 1,885 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.

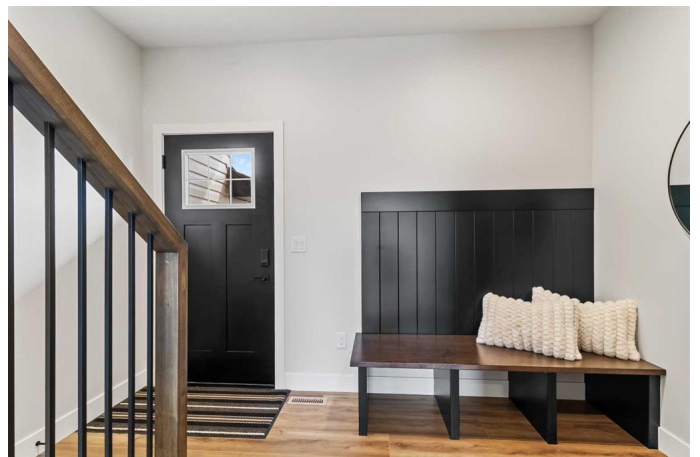
The fully finished walkout basement offers a large rec room with a wet bar, the 5th bedroom, and another full bath. A triple attached garage completes this incredible home.

Don™t miss this rare opportunity to own a stunning new build in a family-friendly location!

Built in 2025

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2250682  |
| Price  | \$727,500 |



|                |             |
|----------------|-------------|
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,885       |
| 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           | Forced Air, High Efficiency, In Floor Roughed-In  |
| Cooling           | Rough-In                                          |
| Fireplace         | Yes                                               |
| # of Fireplaces   | 1                                                 |
| Fireplaces        | Electric                                          |
| Has Basement      | Yes                                               |
| Basement          | 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    | August 21st, 2025 |
| Days on Market | 89                |
| Zoning         | R1L               |

**Listing Details**

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

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