



THE
A-TEAM

**RE/MAX
FIRST**

93 ASPEN Crescent, Airdrie T4B 1K6

MLS® #: **A2120054**

Area: **Airdrie Meadows**

Listing Date: **04/04/24**

List Price: **\$519,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **1978**
Lot Information
Lot Sz Ar: **5,454 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,068**
Low Sqft:
Ttl Sqft: **1,068**

DOM

45
Layout
Beds: **5 (3 2)**
Baths: **1.5 (1 1)**
Style: **Bungalow**

Parking

Ttl Park: **5**
Garage Sz: **0**

Access:

Lot Feat:

Park Feat:

Back Yard,Corner Lot,Fruit Trees/Shrub(s),Few Trees,Front Yard,Garden,Gentle Sloping,Standard Shaped Lot,Street Lighting,Private,Rectangular Lot Off Street

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Fire Pit,Garden,Private Yard,Storage**

Construction: **Stucco,Wood Frame**
Flooring: **Linoleum,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Electric Range,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Natural Woodwork,No Smoking Home,Pantry,Storage,Vinyl Windows,Wood Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	8`0" x 12`7"
Dining Room	Main	8`4" x 8`6"
Bedroom	Main	12`4" x 9`0"
Bedroom	Basement	10`6" x 10`6"
Storage	Basement	14`0" x 11`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	14`6" x 11`10"
Bedroom - Primary	Main	13`1" x 12`7"
Bedroom	Main	11`0" x 8`10"
Bedroom	Basement	15`6" x 10`6"
Furnace/Utility Room	Basement	27`0" x 12`6"

Other
2pc Ensuite bath

Basement
Main

10`0" x 8`0"
0`0" x 0`0"

4pc Bathroom

Main

0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

7711277

Remarks

Pub Rmks: **For additional information, please click on Brochure button below. Welcome to Airdrie! This home has been meticulously renovated, throughout the main floor to make it beautiful, bright and modern. This bungalow offers comfortable living in the heart of the city, with walking distance to main street, quick access to the highways and the advantages of living in a mature neighborhood. Situated on a quiet crescent in the community of Airdrie Meadows, this 1,068 sq ft home lies on an inside corner lot of 5454 sq ft, plenty of parking spots. The lot itself provides ample space for those that like to spend time outside, enclosed areas for your pets and 6 large raised garden beds for the green thumb. For those not interested in living in a fixer-upper, this home has had extensive work done, including a new roof, new fencing, new windows, new lighting, new flooring throughout and a new kitchen including new appliances, countertops, cupboards, shelves, tile and a hood fan. For those more ambitious, there is also enough room to build a huge 26' x 40' four car garage. This would still leave plenty of space to park an RV and a south side enclosed yard for barbecuing and a pool during the summer. All of this while enjoying the privacy afforded by 6 ft fencing and hedges around the entire perimeter. This lovely home has way too many desirable qualities, so don't hesitate on this one!**

Inclusions:
Property Listed By: **n/a**
Easy List Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







