

## 271236 RANGE ROAD 13, Airdrie T4B 4A4

MLS®#: A2139613 **Buffalo Rub** Listing 06/08/24 List Price: **\$1,600,000** Area:

Status: Active County: **Airdrie** Change: None Association: Fort McMurray

Date:



**General Information** 

Residential Prop Type: Sub Type: Detached

City/Town: **Airdrie** Finished Floor Area 1995 Year Built: Abv Saft:

**Lot Information** Low Sqft:

Lot Sz Ar: 933,490 sqft Ttl Sqft:

Lot Shape:

Access:

1,542

1,542

**Parking** 

DOM

159

Layout

Beds:

Baths:

Style:

Ttl Park: 5 455 Garage Sz:

3 (2 1 )

3.0 (3 0)

Acreage with

Residence, Bungalow

Lot Feat: **Rectangular Lot** 

Park Feat: **Double Garage Attached** 

**Utilities and Features** 

**Asphalt Shingle** Roof: Forced Air

Heating: Sewer:

Ext Feat: None Construction: **Wood Frame** 

Flooring:

**Ceramic Tile, Laminate** 

Water Source: Fnd/Bsmt:

**Poured Concrete** 

Kitchen Appl: Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer

Int Feat: **Separate Entrance** 

**Utilities:** 

## **Room Information**

Room	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	16`0" x 11`0"	Dining Room	Main	9`6" x 8`4"
Family Room	Main	13`5" x 12`2"	Kitchen	Main	15`11" x 13`2"
Den	Main	11`11" x 7`10"	Bedroom - Primary	Main	16`2" x 12`0"
Bedroom	Main	11`11" x 9`7"	Laundry	Main	5`2" x 2`7"
4pc Bathroom	Main	9`3" x 5`8"	3pc Ensuite bath	Main	8`3" x 5`11"
Bedroom	Lower	14`2" x 10`7"	Game Room	Lower	17`4" x 16`3"
Kitchen	Lower	11`5" x 11`5"	4pc Bathroom	Lower	11`1" x 6`4"
			Legal/Tax/Financial		

Title: Zoning: Fee Simple RR-2

Legal Desc: **7610137**Remarks

Pub Rmks: 21.43 ACRES WITH WALKOUT LARGE BUNGALOW.MAIN FLOOR LIVING AND DINING COMBO, FAMILY ROOM WITH FIREPLACE AND MAN DOOR TO THE DECK, MAIN FLOOR LAUNDRY, MASTER BEDROOM WITH 3 PCE EN SUITE BATH, SECOND BEDROOM WITH COMMON BATHROOM AND DEN. WALKOUT BASEMENT IS DEVELOPED WITH

ONE BEDROOM ILLEGAL SUITE, THERE IS ROOM FOR THE SECOND BEDROOM AND FRONT DOUBLE ATTACHED GARAGE, CURRENTLY RENTED FOR \$3000.00 AND

TENANTS WANTS TO STAY.

Inclusions: none

Property Listed By: MaxValue Realty Ltd.

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





















