



THE
A-TEAM

**RE/MAX
FIRST**

2469 RAVENSWOOD View, Airdrie t4a0j9

MLS® #: **A2156604**

Area: **Ravenswood**

Listing Date: **08/09/24**

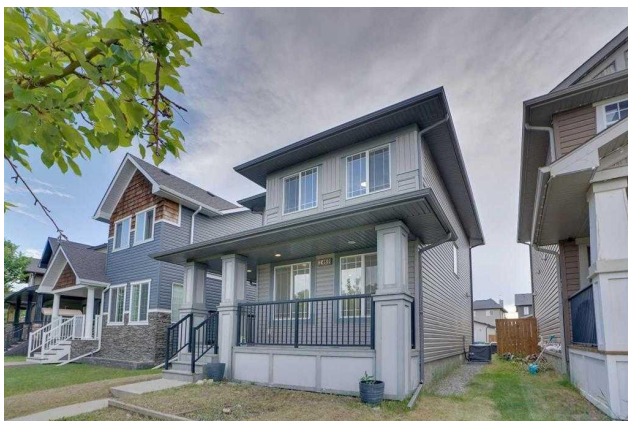
List Price: **\$539,900**

Status: **Pending**

County: **Airdrie**

Change: **-\$10k, 23-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2010**
Lot Information
Lot Sz Ar: **3,350 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,213**
Low Sqft:
Ttl Sqft: **1,213**

DOM

41
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Landscaped**
Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Standard**
Sewer:
Ext Feat: **None**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Gas Oven,Refrigerator,Washer/Dryer**
Int Feat: **High Ceilings,No Animal Home,No Smoking Home,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	10`10" x 10`6"
Kitchen	Main	8`2" x 12`5"
Bedroom	Upper	9`4" x 10`8"
Bedroom - Primary	Upper	13`8" x 13`4"

Room	Level	Dimensions
2pc Bathroom	Main	6`0" x 8`5"
4pc Bathroom	Upper	5`7" x 10`0"
Bedroom	Upper	9`4" x 11`1"
Living Room	Main	13`8" x 14`3"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

0915731

R1-L

Remarks

Pub Rmks: **Welcome to this beautifully renovated and affordable single-family home featuring 3 bedrooms and 1.5 baths. As you walk through, you'll immediately notice the newly installed vinyl plank flooring and fresh paint, creating an expansive and inviting atmosphere. The living area boasts large windows that flood the space with natural light, complemented by ample recessed lighting throughout, ensuring the home is always bright and welcoming. The main floor includes a spacious two-piece bathroom equipped with a convenient laundry area. The kitchen and dining area feature sleek quartz countertops and glossy subway tile backsplash, providing a striking contrast to the dark cabinets. Upstairs, you'll find a generously sized master bedroom with a Jack and Jill 4-piece bathroom. The two additional bedrooms offer ample space, making this home perfect for a family. Located in a prime area, this property is just minutes away from all amenities, grocery stores, and restaurants. Schedule a showing with your favorite realtor today and see this stunning home for yourself!**

Inclusions:

N/A

Property Listed By:

Greater Property Group

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



