



THE
A-TEAM

**RE/MAX
FIRST**

1811 SUMMERFIELD Boulevard, Airdrie T4B 1T3

MLS®#: **A2158390** Area: **Summerhill** Listing Date: **08/16/24** List Price: **\$499,900**
 Status: **Active** County: **Airdrie** Change: **-\$38k, 13-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie** Finished Floor Area
 Year Built: **1980** Abv Sqft: **1,134**
Lot Information Low Sqft:
 Lot Sz Ar: **4,327 sqft** Ttl Sqft: **1,134**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,City Lot,Lawn,Rectangular Lot**
 Park Feat: **Double Garage Detached**

DOM

34
Layout
 Beds: **4 (3 1)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Vinyl**
 Sewer: Water Source:
 Ext Feat: **Rain Gutters** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	7`10" x 4`1"	Living Room	Main	15`3" x 12`2"
Dining Room	Main	7`4" x 11`0"	Kitchen	Main	10`5" x 8`10"
Mud Room	Main	4`10" x 6`4"	Bedroom	Main	8`7" x 13`10"
Balcony	Main	10`0" x 31`3"	Bedroom	Main	10`6" x 9`4"
4pc Bathroom	Main	7`10" x 4`10"	Bedroom - Primary	Main	9`9" x 13`11"
2pc Ensuite bath	Main	4`8" x 4`10"	Family Room	Basement	18`5" x 21`10"
Other	Basement	6`5" x 10`1"	3pc Bathroom	Basement	7`9" x 5`9"

Bedroom
Furnace/Utility Room

Basement
Basement

8`8" x 17`0"
11`0" x 6`7"

Laundry

Basement

12`6" x 13`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7911462

Zoning:
R1

Remarks

Pub Rmks: **Price Reduced to 499900. - Well below average price per sq ft. Mature trees and nicely landscaped. New quartz counters and backsplash, new stainless steel fridge and dishwasher and stylish white cabinetry. Main bath boasts new bathtub and surround, sink and quartz counters. The basement is fully developed with a huge rec room, a wet bar, and a wood burning stove; there is also a flex room serving as a 4th bedroom, another full bathroom, laundry and lots more storage. The fully fenced back yard has a huge 10' x 31' west facing deck, and a massive 21' x 20' insulated, detached garage, that's wired for 220V. A wonderful Family home, located 1 block from Elementary School, 15 minute walk to the Middle School and 10 minutes to nose creek and tennis courts and walking paths. Book your viewing today! Won't last long.**

Inclusions: **none**
Property Listed By: **URBAN-REALTY.ca**

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











