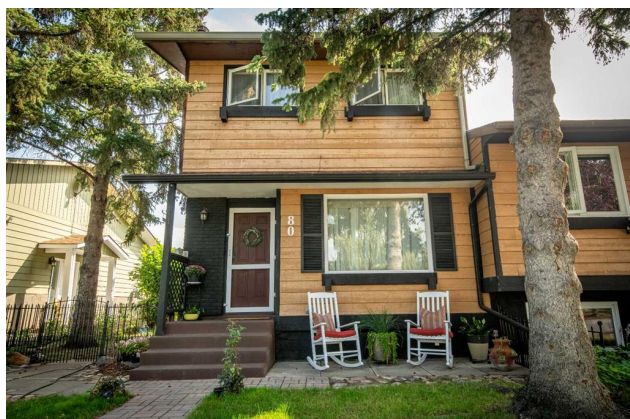


80 ASHWOOD Road, Airdrie T4B 1G8

MLS®#: **A2159291** Area: **Airdrie Meadows** Listing Date: **08/20/24** List Price: **\$485,000**
 Status: **Active** County: **Airdrie** Change: **-\$10k, 07-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Airdrie**
 Year Built: **1978**
Lot Information
 Lot Sz Ar: **3,255 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane, Low Maintenance Landscape**
 Park Feat: **Off Street**

Finished Floor Area
 Abv Sqft: **1,074**
 Low Sqft:
 Ttl Sqft: **1,074**

DOM

29
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey, Side by Side**
Parking
 Ttl Park: **3**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Mixed**
 Flooring: **Laminate, Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **Ceiling Fan(s), No Smoking Home, Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"	3pc Bathroom	Basement	0`0" x 0`0"
4pc Bathroom	Second	0`0" x 0`0"	Kitchen	Main	17`3" x 11`9"
Bedroom	Second	9`7" x 8`2"	Living Room	Main	13`6" x 14`9"
Bedroom - Primary	Second	14`9" x 10`4"	Bedroom	Second	8`9" x 8`5"
Den	Basement	7`0" x 18`6"			

Legal/Tax/Financial

Title: Zoning:

Fee Simple

Legal Desc:

7711277

R-2

Remarks

Pub Rmks: **!!!! NO CONDO FEES !!!! Surrounded by wonderful neighbors!! Come and check out this easy to show fully finished character home in the mature subdivision of Airdrie Meadows. Perfect for the first time home buyer or for a young family. This home is within walking distance to several schools, including playschool, parks, greenspace, shopping and restaurants. This charming semi detached two story features a functional floorplan with three upper bedrooms, 2.5 baths and a den. As you enter the home you will notice the large window which provides ample sunlight to brighten up the livingroom space. There is a 2 piece main floor powder room and the kitchen is complete with a stainless steel appliance package. Adjacent to the dining area, you will find an elegant three season sun room that's perfect for relaxing/entertaining. The basement features a 3 piece bathroom, a charming den, laundry room and plenty of storage space. The fully fenced backyard features a private patio area complete with several trees, shrubs, raised garden/flower beds and off street parking for two vehicles. Upgrades include paint, renovated kitchen. new cabinets and vinyl plank flooring. Quick possession available. Don't wait, book a showing today !!**

Inclusions: **Bathroom vanity Mirrors (x3), BBQ Gazebo, Shed(x2)**

Property Listed By: **RE/MAX Now**

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

