



**248 SUMMERWOOD Place, Airdrie T4B 2R8**

MLS®#: **A2163070** Area: **Summerhill** Listing Date: **09/05/24** List Price: **\$479,900**  
 Status: **Pending** County: **Airdrie** Change: **None** 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: **4,090 sqft**  
 Lot Shape:

Access:  
 Lot Feat: **Back Lane,Back Yard,Cul-De-Sac,Front Yard,Lawn,Landscaped,Street Lighting,Pie Shaped Lot,See Remarks**  
 Park Feat: **Additional Parking,Alley Access,Double Garage Detached,Oversized,See Remarks**

DOM

**14**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **1.5 (1 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **4**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **High Efficiency,Forced Air**  
 Sewer:  
 Ext Feat: **Other**  
 Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer**  
 Int Feat: **No Smoking Home,See Remarks,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`1" x 13`3"	Kitchen	Main	10`11" x 8`9"
Dining Room	Main	9`0" x 8`0"	Family Room	Lower	12`3" x 7`11"
Laundry	Lower	10`0" x 5`9"	Den	Lower	9`8" x 5`9"
Bedroom - Primary	Upper	13`3" x 13`2"	Bedroom	Upper	12`5" x 10`11"
Bedroom	Upper	11`0" x 10`5"	Bedroom	Lower	14`6" x 12`2"
4pc Bathroom	Upper	0`0" x 0`0"	2pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R2**

**7810870**

Remarks

Pub Rmks: **Welcome to your dream family home, extensively updated and ready for immediate possession! Nestled in a peaceful cul-de-sac on a spacious pie lot, this 4-bedroom gem has undergone a remarkable transformation, showcasing modern updates and thoughtful enhancements throughout, including a Brand New Detached (24x20) Garage, New Deck, Fencing & Sod, New Furnace & Hot Water Tank, Updated Insulation, New Vinyl Plank Flooring & New Carpet, Updated Bathrooms, Freshly Painted throughout, Shingles were replaced approx. 10 years ago along with upgraded windows, kitchen cabinets and counter tops... almost every inch of this property has been upgraded. Step inside to discover a bright and welcoming interior, highlighted by new vinyl plank flooring and fresh carpet that complement the freshly painted walls. The main floor features a generous living room bathed in natural light from large windows, and a cozy wood-burning fireplace perfect for those chilly evenings. The updated kitchen offers a spacious area for the chef in the family with an adjacent dining area for family dinners or gatherings with friends, plus access to the new deck & landscaped yard, with your new garage a few steps away. The upper level offers three spacious bedrooms, including a large primary bedroom, and an updated 4-piece bathroom. The lower level is designed for versatility, featuring the fourth bedroom, a den, ample storage, and a laundry area. Located close to the creek with walking paths, close to schools, parks, playgrounds, and all amenities are close by. Don't miss the chance to own this meticulously updated property. Book your viewing today and experience all the incredible features this home has to offer before it's gone!**

Inclusions: **NA**  
Property Listed By: **2% Realty**

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







