



THE A-TEAM

RE/MAX FIRST

62 ASPEN Crescent, Airdrie T4B 1K5

MLS®#: A2164426 Area: Airdrie Meadows Listing Date: 09/10/24 List Price: \$425,000
Status: Active County: Airdrie Change: -\$25k, 17-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: 3,089 sqft
Lot Shape:
Access:
Lot Feat: Back Yard,Irregular Lot,Landscaped
Park Feat: Parking Pad

Finished Floor Area

Abv Sqft: 1,083
Low Sqft:
Ttl Sqft: 1,083

DOM

9
Layout
Beds: 3 (3)
Baths: 1.5 (1 1)
Style: 2 Storey,Side by Side
Parking
Ttl Park: 2
Garage Sz:

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air,Natural Gas
Sewer:
Ext Feat: Other
Construction: Vinyl Siding,Wood Frame
Flooring: Laminate,Tile,Vinyl Plank
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings
Int Feat: See Remarks
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Living Room, Nook, Bedroom, Family Room, Kitchen, Bathroom, and Laundry with their respective levels and dimensions.

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7711277

Zoning:
R2

Remarks

Pub Rmks: ***** NEW PRICING*** Welcome to this beautifully upgraded 3-bedroom, 1.5-bathroom half-duplex in the tranquil neighborhood of Airdrie Meadows. This inviting home boasts an array of modern upgrades, including brand NEW FLOORS, fresh and vibrant paint, and a suite of new appliances, ensuring both style and functionality. The kitchen dazzles with sleek QUARTZ countertops, while the bathrooms have been tastefully updated with contemporary finishes. Enjoy the comfort of NEW WINDOWS and the elegance of a KNOCKDOWN CEILING. Outside, the home is equally impressive with a ROOF and SIDING (2016), a pristine DRIVEWAY (2021), and enhanced privacy with new fencing and a refinished deck, perfect for entertaining. The spacious front and back yards offer ample space for outdoor activities and gardening. Situated just a few blocks from downtown, this home provides easy access to shopping, dining, and all amenities, making it the perfect blend of convenience and comfort. This move-in ready gem is an exceptional opportunity in a family-friendly neighborhood.**

Inclusions:
Property Listed By: **N/A**
2% Realty

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







