



THE
A-TEAM

**RE/MAX
FIRST**

85 RIDEAU Close, Airdrie T4B 1A7

MLS®#: **A2169329**

Area: **Ridgegate**

Listing Date: **09/28/24**

List Price: **\$599,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **1983**
Lot Information
Lot Sz Ar: **5,489 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,118**
Low Sqft:
Ttl Sqft: **1,118**

DOM

53
Layout
Beds: **4 (2 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

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

Access:
Lot Feat: **Back Yard,City Lot,Corner Lot,Front Yard,Lawn,Garden,Landscaped**
Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Wood Frame**
Flooring: **Hardwood,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
3pc Ensuite bath	Main	6`4" x 4`11"
Bedroom	Main	10`3" x 10`8"
Kitchen	Main	13`3" x 13`4"
Bedroom - Primary	Main	12`10" x 11`7"
Kitchen	Lower	10`4" x 6`7"
Bedroom	Lower	10`4" x 12`3"

Room	Level	Dimensions
4pc Bathroom	Main	9`2" x 7`6"
Dining Room	Main	9`6" x 10`0"
Living Room	Main	13`2" x 19`8"
3pc Bathroom	Lower	6`0" x 7`6"
Bedroom	Lower	13`2" x 9`0"
Game Room	Lower	20`8" x 20`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7911057

Zoning:
R1

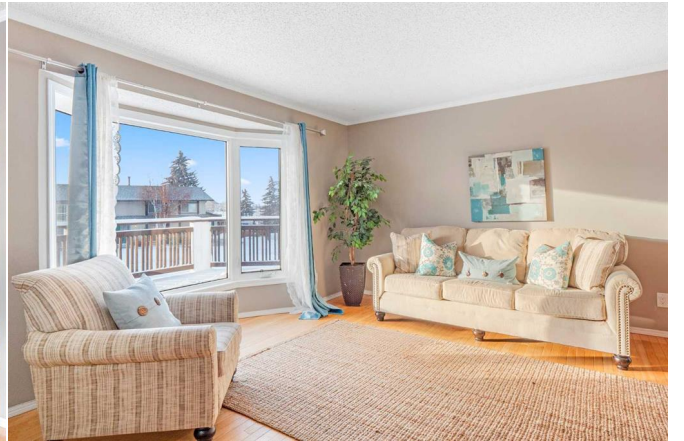
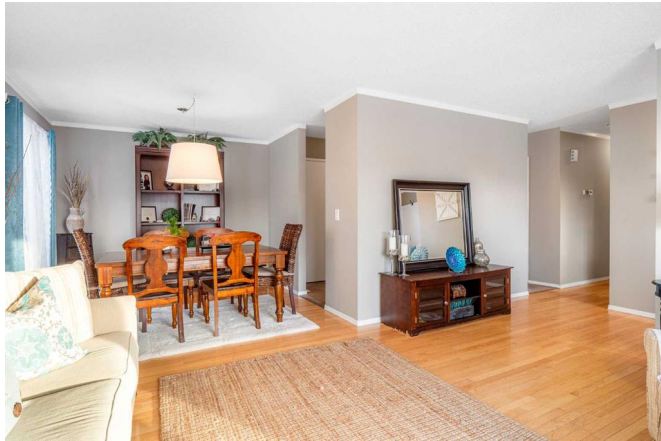
Remarks

Pub Rmks: **Fall in love with this spacious 2 bedroom, 2 bathroom up bungalow; plus 2 more bedrooms and 1 bathroom illegal basement suite down. Or, enjoy the house as a 4 bedroom, 3 bathroom single family home! This house is nestled in the heart of Airdrie's desirable Ridgebrook on a quiet cul de sac with superb walking paths and access to downtown shopping, Nose Creek Park, Urgent Care, and the new public library. The wrap around deck is the first thing you notice as you pull up to this spacious south facing corner lot. Once inside you can see how wonderfully bright the windows are and how they highlight the original hardwood flooring! The main bathroom has been renovated and the kitchen cabinetry freshly painted. Downstairs you will find new carpet, a fabulous eat in kitchen / bar and laundry facilities. This home has loads of character. The lot is very large at nearly 5500 sq ft so a double car garage could be an option, and there are fabulous gardening opportunities awaiting in the existing vegetable and perennials beds! There are two graveled off street parking stalls and a garden shed plus much of the larger furnishing may be included in the transaction. Quick possession available. Don't miss it. Book your viewing today!**

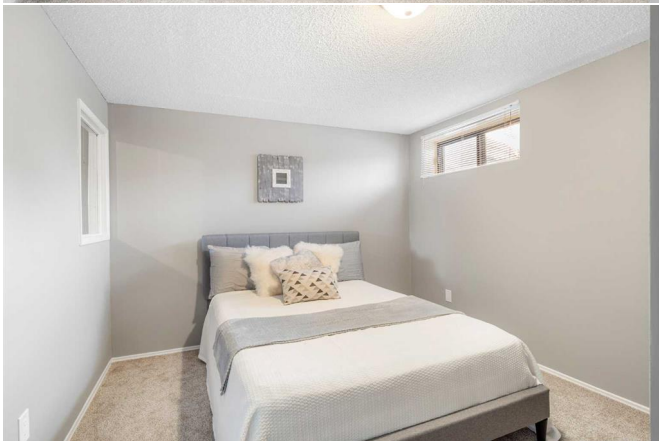
Inclusions:
Property Listed By: **Garden shed
Cash Back Real Estate Inc.**

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











85 Rideau Close SW, Airdrie, AB

Main Building: Total Exterior Area Above Grade: 1118.34 sq ft



Main Floor
 Exterior Area: 1118.34 sq ft

Basement (Below Grade)
 Exterior Area: 1118.34 sq ft

What reports are included from this floor area is DUCS floor plan. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

PREPARED: 20240710
 BI-GUIDE