



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**17 SPRING HAVEN Close, Airdrie T4A 1E6**

MLS® #: **A2172463**      Area: **Big Springs**      Listing **10/11/24**      List Price: **\$329,788**  
 Status: **Active**      County: **Airdrie**      Change: **-\$10k, 19-Nov**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Airdrie**      Finished Floor Area  
 Year Built: **1980**      Abv Sqft: **925**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **4,999 sqft**      Ttl Sqft: **925**  
 Lot Shape:

DOM

**41**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **Mobile**

Parking

Ttl Park: **3**  
 Garage Sz: **1**

Access:

Lot Feat: **Back Yard,City Lot,Lawn,Landscaped,Level,Rectangular Lot**  
 Park Feat: **220 Volt Wiring,Asphalt,Drive Through,Driveway,Garage Door Opener,Garage Faces Front,Heated Garage,In Garage Electric Vehicle Charging Station(s),Paved,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Playground,Private Yard,Rain Barrel/Cistern(s),Rain Gutters**

Construction: **Vinyl Siding**  
 Flooring: **Laminate,Vinyl**  
 Water Source:  
 Fnd/Bsmt: **Piling(s)**

Kitchen Appl: **Dishwasher,Gas Range,Microwave Hood Fan,Refrigerator,Washer/Dryer**  
 Int Feat: **Breakfast Bar,Ceiling Fan(s),No Animal Home,No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>11`1" x 10`8"</b>	<b>Living Room</b>	<b>Main</b>	<b>16`4" x 13`3"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`1" x 7`10"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`2" x 11`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`3" x 9`11"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>10`3" x 10`0"</b>

Legal/Tax/Financial

Title: **Fee Simple**      Zoning: **DC-16-C**

Legal Desc:

7711564

Remarks

Pub Rmks:

**\*\*AFFORDABLE FAMILY HOME IN A TRANQUIL SETTING\*\*** Nestled on a **QUIET, TREE-LINED STREET**, this **CHARMING** and **WELL-CARED-FOR** home offers the **PERFECT** opportunity to own a place of your own. As you arrive, the property's **APPEALING** façade and **PRIVATE** yard instantly make you feel at home. Step inside to discover a kitchen **FLOODED WITH NATURAL LIGHT**, featuring **GLEAMING** stainless steel appliances that will delight your inner chef. The **SPACIOUS** living room boasts large west-facing windows, providing a **RELAXING HAVEN** after a long day. Continue down the hall to find a **GENEROUS** laundry area and a **BEAUTIFULLY RENOVATED**, oversized bathroom that is sure to impress. Outside, the **EXPANSIVE GREEN YARD** offers ample space for kids and pets to play freely. Say goodbye to scraping windshields—enjoy the **CONVENIENCE** of your very own heated, secure garage. Plus, you're just a short stroll from beautiful East Lake and the popular Genesis Place Recreation Centre. This **STUNNING** home could be yours for just \$17,485 down and \$1,862.65 per month (on approved credit). Don't miss this opportunity to live in **AFFORDABLE COMFORT!**

Inclusions:

Window Coverings

Property Listed By:

eXp Realty

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

















