



THE
A-TEAM

**RE/MAX
FIRST**

13 BIG SPRINGS Drive, Airdrie T4A 1N6

MLS®#: **A2173627** Area: **Big Springs** Listing Date: **10/18/24** List Price: **\$479,900**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie**
 Year Built: **1980**
Lot Information
 Lot Sz Ar: **4,300 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,155**
 Low Sqft:
 Ttl Sqft: **1,155**

DOM

33
Layout
 Beds: **4 (3 1)**
 Baths: **2.0 (2 0)**
 Style: **Bi-Level**

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat: **Fruit Trees/Shrub(s),Landscaped,Level,Rectangular Lot,Treed**
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Private Yard**

Construction: **Brick,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
Public
 Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**
 Int Feat: **No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	8`10" x 7`6"
Living Room	Main	15`5" x 15`10"
Bedroom	Main	11`1" x 10`2"
Bedroom	Lower	12`0" x 7`10"
Laundry	Lower	9`10" x 15`1"
4pc Bathroom	Main	

Room	Level	Dimensions
Dining Room	Main	9`0" x 9`8"
Bedroom - Primary	Main	14`4" x 12`4"
Bedroom	Main	12`1" x 10`2"
Office	Lower	10`5" x 7`10"
3pc Bathroom	Lower	

Title:
Fee Simple
Legal Desc:

Zoning:
R1

7911031

Remarks

Pub Rmks: **Check out the backyard on this one folks. Cozy Bilevel with 3 + 1 Bedrooms plus Den/Office & 2 full bathrooms .Many upgrades include Paint, flooring, bathroom, windows and newer furnace. This well-maintained home is just waiting for your personal touch. Close to all levels of schooling, shopping and Genesis Centre. The backyard is waiting for you to have those family gatherings, BBQ's or just sit in the quiet comfort of the foliage.**

Inclusions:
Property Listed By: **Shed
CIR Realty**

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











