



THE A-TEAM

RE/MAX FIRST

421 1 Avenue, Airdrie T4B 1H2

MLS#: A2174894 Area: Old Town Listing: 10/25/24 List Price: \$549,900
Status: Pending County: Airdrie Change: -\$10k, 07-Nov Association: Fort McMurray



General Information

Prop Type: Residential Detached
City/Town: Airdrie
Year Built: 1962
Lot Information
Lot Sz Ar: 5,998 sqft
Lot Shape:

DOM

96
Layout
Beds: 4 (3 1)
Baths: 2.0 (2 0)
Style: Bungalow

Parking

Ttl Park: 4
Garage Sz: 2

Access:
Lot Feat: Back Lane, Landscaped, Rectangular Lot
Park Feat: Double Garage Detached, Driveway, Insulated, Oversized

Utilities and Features

Roof: Asphalt
Heating: Forced Air, Natural Gas
Sewer:
Ext Feat: None
Construction: Vinyl Siding, Wood Frame
Flooring: Carpet, Ceramic Tile, Hardwood
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Int Feat: Built-in Features, No Smoking Home, Separate Entrance
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like 3pc Bathroom, Living Room, Kitchen, Bedroom, and Game Room across different levels.

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

289HY

Zoning:
R1-V

Remarks

Pub Rmks: **1263 square foot bungalow in charming OLD TOWN. 4-bedroom, 2 bath home with oversized detached garage on generous lot. On a quiet tree-lined street this location is terrific! Quick and easy access to the QE2 highway AND it is centrally located to schools, shopping & restaurants. Spacious living room with original hardwood floors, custom built-ins centered on cozy wood burning fireplace. The kitchen with updated cabinetry offers plenty of prep space and storage for all your culinary needs. A total of 3 bedrooms on the main floor including the very large primary bedroom (2 bedrooms were amalgamated into one) and updated main bath. Enjoy the expansive bedroom as it is or the additional space offers options to add a luxury walk-in closet, ensuite bathroom retreat or even a home office. Basement layout includes large family room, 3-piece bathroom, bedroom, games area and lots of storage. Large South facing backyard with 24x24 detached garage with 220V wiring, RV parking, vinyl fencing as well as a 2-car driveway. Upgraded electrical panel. Separate basement entrance. Quick possession available.**

Inclusions:
Property Listed By: **N/A**
MaxWell Canyon Creek

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









