



THE
A-TEAM

**RE/MAX
FIRST**

421 1 Avenue, Airdrie T4B 1H2

MLS® #: **A2174894**

Area: **Old Town**

Listing Date: **10/25/24**

List Price: **\$549,900**

Status: **Pending**

County: **Airdrie**

Change: **-\$10k, 07-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **1962**

Finished Floor Area

Abv Sqft: **1,263**

Low Sqft:

Ttl Sqft: **1,263**

Lot Information

Lot Sz Ar: **5,998 sqft**

Lot Shape:

DOM

99

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

Room	Level	Dimensions
3pc Bathroom	Basement	0`0" x 0`0"
Living Room	Main	41`0" x 50`10"
Kitchen	Main	34`9" x 39`4"
Bedroom	Main	34`5" x 26`0"
Bedroom	Basement	38`0" x 40`5"

Room	Level	Dimensions
4pc Bathroom	Main	0`0" x 0`0"
Dining Room	Main	29`3" x 35`6"
Bedroom - Primary	Main	40`5" x 38`0"
Bedroom	Main	42`5" x 26`10"
Game Room	Basement	61`6" x 31`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1-V

289HY

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









