



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**124 4 Avenue, Airdrie T4B 1E1**

MLS®#: **A2177410**

Area: **Old Town**

Listing Date: **11/13/24**

List Price: **\$625,000**

Status: **Active**

County: **Airdrie**

Change: **-\$50k, 21-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Airdrie**  
Year Built: **1971**

Finished Floor Area

Abv Sqft: **1,599**

Low Sqft:

Ttl Sqft: **1,599**

Lot Information

Lot Sz Ar: **7,200 sqft**

Lot Shape:

DOM

**38**

Layout

Beds: **4 (3 1 )**

Baths: **3.0 (3 0)**

Style: **Bi-Level**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Landscaped,Level,Private,Rectangular Lot**  
Park Feat: **Alley Access,Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

**Brick,Wood Frame,Wood Siding**

Flooring:

**Carpet,Laminate,Linoleum**

Water Source:

**Fnd/Bsmt:**

**Poured Concrete**

Kitchen Appl:

**Bar Fridge,Dishwasher,Dryer,Gas Stove,Range Hood,Refrigerator,Washer**

Int Feat:

**Breakfast Bar,Closet Organizers,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,See Remarks,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

| Room                     | Level           | Dimensions            |
|--------------------------|-----------------|-----------------------|
| <b>Bedroom - Primary</b> | <b>Main</b>     | <b>14`2" x 17`2"</b>  |
| <b>Bedroom</b>           | <b>Main</b>     | <b>10`6" x 11`7"</b>  |
| <b>Living Room</b>       | <b>Main</b>     | <b>21`2" x 25`7"</b>  |
| <b>3pc Ensuite bath</b>  | <b>Main</b>     | <b>4`10" x 7`7"</b>   |
| <b>Bedroom</b>           | <b>Basement</b> | <b>21`3" x 145`0"</b> |
| <b>Den</b>               | <b>Basement</b> | <b>9`3" x 8`9"</b>    |
| <b>Laundry</b>           | <b>Basement</b> | <b>11`5" x 8`2"</b>   |

| Room                | Level           | Dimensions             |
|---------------------|-----------------|------------------------|
| <b>Bedroom</b>      | <b>Main</b>     | <b>10`10" x 11`6"</b>  |
| <b>Kitchen</b>      | <b>Main</b>     | <b>11`10" x 156`9"</b> |
| <b>Dining Room</b>  | <b>Main</b>     | <b>12`1" x 15`11"</b>  |
| <b>4pc Bathroom</b> | <b>Main</b>     | <b>6`9" x 8`11"</b>    |
| <b>Game Room</b>    | <b>Basement</b> | <b>15`1" x 23`0"</b>   |
| <b>3pc Bathroom</b> | <b>Basement</b> | <b>7`6" x 5`4"</b>     |

Title: **Fee Simple**  
Legal Desc: **5111JK**

Zoning: **R1**

Remarks

Pub Rmks: **This well-maintained and updated bi-level is located on a quiet street, just minutes from Fletcher Park, Jensen Park, École Edwards Elementary School, and nearby shopping at Safeway Tower Lane Mall and Indo Spice Grocery. The main level features elevated ceilings, a large living and dining room, and a renovated kitchen with ample cabinets, quartz counters, an island with a breakfast bar, stainless steel appliances, and direct access to a private covered deck. Adjacent to the kitchen is a bright breakfast nook/family room with large windows that fill the area with natural light. The primary bedroom includes a walk-in closet, an updated 3-piece ensuite, and sliding doors leading to the spacious deck. Two additional bedrooms and an updated main bath complete this level. The fully finished basement adds extra living space with a family room featuring a wet bar, an oversized fourth bedroom, and an updated 3-piece bath, along with ample storage and a laundry room. All three bathrooms have been renovated with quartz counters. In the backyard, enjoy a double detached garage, a large covered deck with access from the kitchen and primary bedroom, and plenty of yard space on a generous 7,200-square-foot lot. This wonderful family home offers everything you need in a fantastic location!**

Inclusions: **None**  
Property Listed By: **eXp Realty**

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









