



THE
A-TEAM

**RE/MAX
FIRST**

1216 ALLEN Street, Airdrie T4B 1B5

MLS®#: **A2178877**

Area: **Airdrie Meadows**

Listing Date: **11/14/24**

List Price: **\$434,500**

Status: **Pending**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Airdrie

Abv Sqft:

894

Year Built:

1981

Low Sqft:

Ttl Sqft:

894

Lot Information

Lot Sz Ar:

3,196 sqft

Lot Shape:

DOM

6

Layout

Beds:

4 (2 2)

Baths:

2.0 (2 0)

Style:

Bi-Level,Side by Side

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Yard,City Lot,Few Trees,Front Yard,Lawn,Interior Lot,Landscaped,Street Lighting,Rectangular Lot
Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Rain Gutters**

Construction:

Wood Frame

Flooring:

Laminate,Tile,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer

Int Feat:

See Remarks

Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	7`0" x 8`9"
Dining Room	Main	8`10" x 8`5"
Living Room	Main	10`6" x 18`11"
3pc Bathroom	Lower	4`10" x 8`7"
Bedroom	Lower	10`6" x 10`1"
Game Room	Lower	10`9" x 15`9"

Room	Level	Dimensions
Bedroom	Main	8`5" x 15`4"
Kitchen	Main	8`5" x 9`11"
Bedroom - Primary	Main	10`6" x 13`1"
Bedroom	Lower	7`7" x 13`5"
Kitchen With Eating Area	Lower	8`2" x 18`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8011464

Zoning:
R2

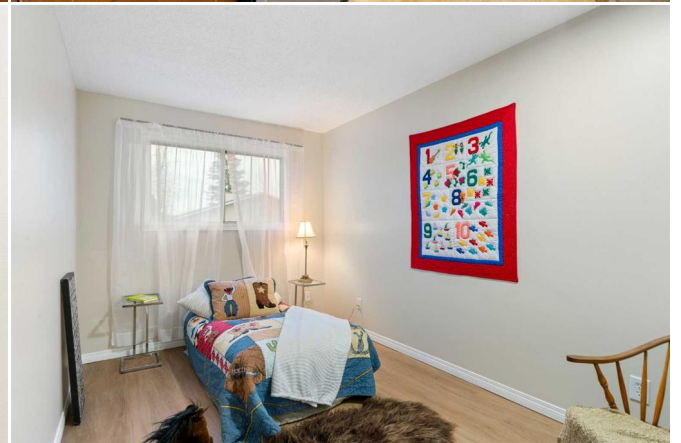
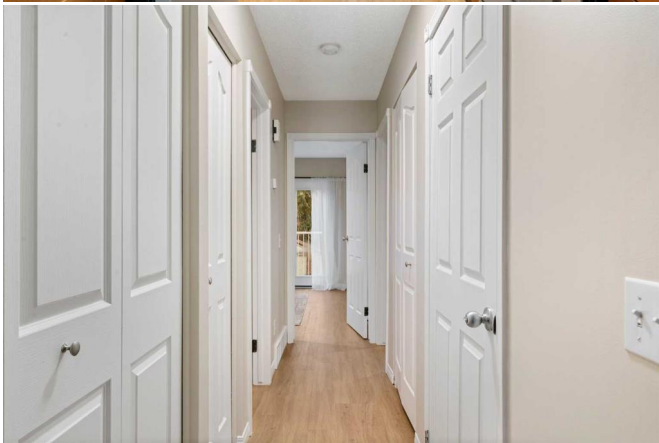
Remarks

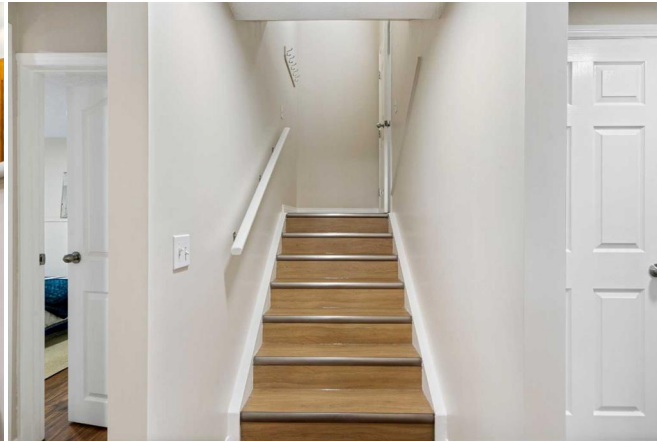
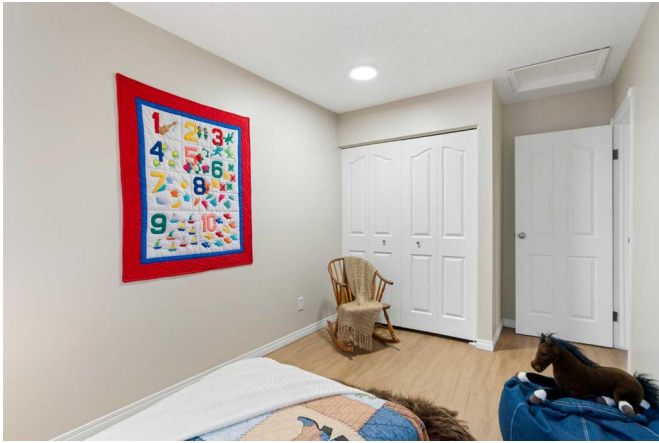
Pub Rmks: **This gorgeous renovated attached 4 bedroom, two bathroom bi-level would be a great starter home or revenue property. Close to Nose Creek Park, Main St, Schools, and Playgrounds this home is well situated. Enjoy gorgeous laminate floors on the main level and updated paint. The functional kitchen has warm shaker cabinets with loads of drawers, glass fronts on some cabinets, stainless applianes, and new quartz counter and backsplash. There is a formal dining space and lovely Bay window in the living room, two spacious bathrooms, stacked washer & dryer, a four piece bathroom and garden doors off the back to a fully fence back yard with fire pit and garden shed. The lower level illegal suite has large above grade windows for optimal lighting. A bright kitchen with second stacked laundry pair, a three pieces bathroom, a spacious living / dining area and two more bedrooms!**

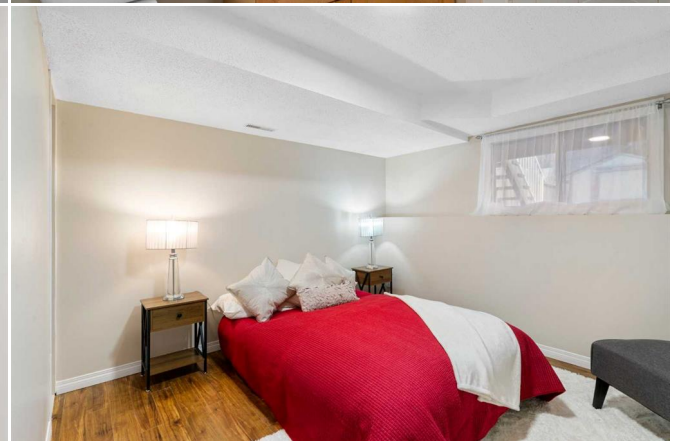
Inclusions: **none**
Property Listed By: **Cash Back Real Estate Inc.**

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











1216 Allen St SE, Airdrie, AB
Main Floor - Exterior Area 894.01 sq ft



0 4 8 ft PREPARED: 2024/11/14

White regions are excluded from total floor area in EXCEL. Floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



1216 Allen St SE, Airdrie, AB

Basement (Below Grade) Estimate Area 813.01 sq ft



PREPARED: 2024/11/14



Walls, openings and included from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

