



THE
A-TEAM

**RE/MAX
FIRST**

424 FLETT Drive, Airdrie T4B 1M7

MLS®#: **A2179814**

Area: **Jensen**

Listing Date: **11/20/24**

List Price: **\$639,900**

Status: **Pending**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **1979**

Finished Floor Area
Abv Sqft: **1,710**
Low Sqft:
Ttl Sqft: **1,710**

Lot Information

Lot Sz Ar: **5,500 sqft**
Lot Shape:

DOM

31
Layout
Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **4 Level Split**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Fruit Trees/Shrub(s),Gazebo,Lawn**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Exhaust Fan,Fireplace(s),Forced Air**
Sewer:
Ext Feat: **Private Yard,Rain Gutters**

Construction: **Brick,Wood Frame,Wood Siding**
Flooring: **Carpet,Hardwood,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Range Hood,Refrigerator,Washer**
Int Feat: **Beamed Ceilings,Built-in Features,Ceiling Fan(s),Central Vacuum,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Laminate Counters,No Animal Home,No Smoking Home,Soaking Tub,Storage,Suspended Ceiling,Vaulted Ceiling(s)**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	14`8" x 11`7"
Living Room	Main	13`0" x 12`5"
Living Room	Basement	16`10" x 16`3"
Bedroom - Primary	Upper	13`6" x 9`4"
Bedroom	Upper	10`4" x 9`6"
2pc Bathroom	Main	6`6" x 5`7"

Room	Level	Dimensions
Dining Room	Main	13`10" x 9`7"
Family Room	Main	17`5" x 13`3"
Living Room	Basement	11`1" x 9`2"
Bedroom	Upper	11`5" x 9`7"
Bedroom	Main	10`11" x 8`10"
4pc Bathroom	Upper	7`8" x 6`11"

4pc Ensuite bath

Upper

7'9" x 5'11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7811587

Zoning:
R1

Remarks

Pub Rmks: **Discover this beautifully updated 4-level split in the highly sought-after Jensen neighborhood of Airdrie. A former showhome, this property combines timeless charm with modern upgrades and sits on a large, mature lot. Upon entering, you're greeted by an inviting vaulted ceiling that leads into a spacious living room filled with natural light. The kitchen, overlooking the backyard, offers ample cupboard space and a practical layout, making it ideal for everyday living. Step outside to an entertainer's dream yard, featuring an expansive deck with a pergola for shade, a stone patio ready for a hot tub or outdoor feature, and mature fruit-bearing apple and plum trees. A rare golden larch tree in the front yard adds seasonal beauty to the landscape. Inside, the home has been thoughtfully updated with new windows throughout, an oversized hot water tank (upgraded in 2020), and additional blown-in attic insulation for year-round comfort. Gleaming 3/4" solid oak hardwood flooring and fresh paint provide a polished, modern look. The tastefully renovated upstairs bathroom and central vacuum system enhance the home's convenience. The lower levels offer distinct spaces for relaxation and recreation. The cozy family room, with its wood-burning stove, provides a warm and inviting place to unwind, while the basement features a versatile rumpus room perfect for games, hobbies, or extra storage. With 4 bedrooms and 2.5 baths, including a spacious primary suite, this home offers plenty of room for the entire family. Located in a family-friendly area with easy access to schools, parks, and amenities, this home seamlessly blends space, character, and modern comfort. Don't miss your chance to own this stunning property in one of Airdrie's most desirable neighborhoods—schedule your showing today!**

Inclusions: **N/A**
Property Listed By: **CIR Realty**

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











