



THE
A-TEAM

**RE/MAX
FIRST**

213 CENTRE Avenue, Airdrie T4B 1E1

MLS®#: **A2183762**

Area: **Old Town**

Listing Date: **12/19/24**

List Price: **\$589,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **1969**

Lot Information

Lot Sz Ar: **6,999 sqft**
Lot Shape:

Access:

Lot Feat: **Corner Lot**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,045**
Low Sqft:
Ttl Sqft: **2,045**

DOM

2
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **Bungalow**

Parking

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

Utilities and Features

Roof: **Asphalt**
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction: **Wood Frame**
Flooring: **Carpet, Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Freezer, Refrigerator, Stove(s), Washer/Dryer**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
5pc Bathroom	Main	11`0" x 4`11"
Bedroom	Main	12`8" x 8`5"
Dining Room	Main	14`2" x 7`6"
Foyer	Main	13`1" x 3`5"
Laundry	Main	9`1" x 9`7"
Sunroom/Solarium	Main	9`4" x 16`7"
4pc Bathroom	Suite	9`5" x 4`11"

Room	Level	Dimensions
Bedroom	Main	12`7" x 10`5"
Bedroom - Primary	Main	10`11" x 13`11"
Family Room	Main	17`3" x 30`6"
Kitchen	Main	13`7" x 12`2"
Living Room	Main	13`4" x 17`10"
1pc Bathroom	Suite	2`9" x 7`2"
Bedroom	Suite	9`5" x 12`7"

Den
Laundry
Game Room

Suite
Suite
Suite

12`9" x 8`3"
12`10" x 17`0"
12`6" x 17`9"

Kitchen
Mud Room

Suite
Suite

12`7" x 11`7"
12`8" x 3`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1-V

4445K

Remarks

Pub Rmks: **Discover this Classic Property, Full of Charm and Character, Located in the Heart of Airdrie! Whether You're an Investor Seeking the Perfect Rental Property or a Homeowner Looking to Live on the Main Floor While Generating Income from a Basement Suite, This Home Ticks All The Boxes! The Main Floor is Spacious and Bright Layout with Timeless Design Elements. Enjoy a Well-Appointed Kitchen with Adjacent Dining Space and a Cozy Living Room, Enclosed Deck off the Dining Area—Ideal for Everyday Living and Entertaining. The Classic Main Floor Layout Hosts 3 Bedrooms & 1 Bathroom. A Massive Bonus Room Over the Garage Adds Extra Living Space, Perfect for a Family Room, Play Area, or Home Office. The Sunroom Located off the Family Room is a Bright, Serene Space to Enjoy Morning Coffee, Read a Book, or Soak in Natural Light All Year. Separate Entrance to a Fully Developed Basement with a Kitchen, Living Space, Bedrooms, and Bathroom—Ideal for Renters or Extended Family. Laundry Facilities on Both Levels Make Multi-generational Living or Rental Setups Seamless. Centrally Located in Airdrie, Close to schools, Parks and Shopping. This Property Blends Vintage Charm with Modern Possibilities. Whether You're Looking to Renovate, Rent, or Enjoy it As Is, This Home is Ready to Meet Your Vision.**

Inclusions:
Property Listed By:

**Elevator
CIR Realty**

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









