



THE
A-TEAM

**RE/MAX
FIRST**

2469 RAVENSWOOD View, Airdrie T4A 0J9

MLS®#: **A2185745**

Area: **Ravenswood**

Listing Date: **01/08/25**

List Price: **\$519,900**

Status: **Pending**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
City/Town: **Airdrie**
Year Built: **2010**

Finished Floor Area
Abv Sqft: **1,334**
Low Sqft:
Ttl Sqft: **1,334**

DOM

24
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar: **3,346 sqft**
Lot Shape:

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

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped**
Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Gas Stove,Microwave,Refrigerator,Washer/Dryer**
Int Feat: **High Ceilings,No Animal Home,No Smoking Home,Pantry,Walk-In Closet(s)**
Utilities:

Room Information

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

Room	Level	Dimensions
Kitchen	Main	19`0" x 12`4"
3pc Bathroom	Upper	5`5" x 9`8"
Bedroom	Upper	9`4" x 11`0"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

R1-L

0915731

Remarks

Pub Rmks:

Welcome to your dream home in one of Airdrie's most established and family-friendly neighborhoods! This beautifully renovated 3-bedroom, 1.5 bathroom home offers a perfect blend of modern style and comfort. With brand-new flooring and fresh paint throughout, the home exudes a clean, contemporary feel. The spacious living room is bathed in natural light from large windows, creating a warm and inviting atmosphere, while recessed lighting throughout ensures the home stays bright all day long. The U-shaped kitchen is a chef's dream, featuring stunning quartz countertops, glossy cabinets, and plenty of storage space, making it perfect for both everyday meals and entertaining. Upstairs, you'll find the Jack and Jill primary bedrooms, offering a shared 4-piece bathroom for ultimate convenience and privacy, as well as two additional generously sized bedrooms perfect for a growing family, guests, or even a home office. The property is ideally located close to all the amenities you need—grocery stores, restaurants, schools, and more—making it the perfect choice for those seeking a move-in ready, modern home in a fantastic location. Don't miss out on this exceptional opportunity—schedule your viewing today and make this stunning home yours!

Inclusions:

N/A

Property Listed By:

Prep Ultra

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









