



THE
A-TEAM

**RE/MAX
FIRST**

412 2 Avenue, Airdrie T4B1R5

MLS® #: **A2187925**

Area: **Old Town**

Listing Date: **01/16/25**

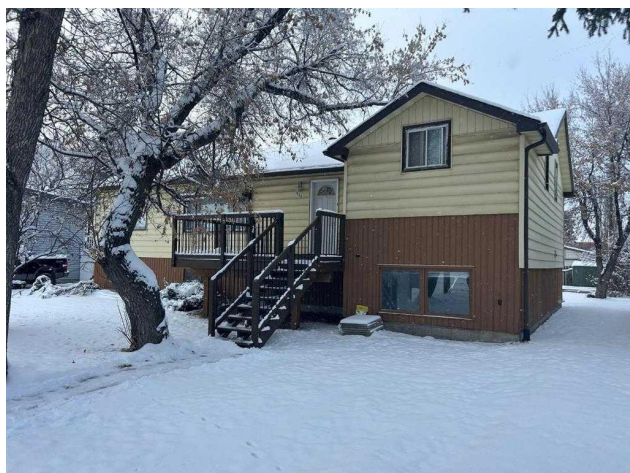
List Price: **\$595,000**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
City/Town: **Airdrie**
Year Built: **1959**
Lot Information
Lot Sz Ar: **7,435 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,409**
Low Sqft:
Ttl Sqft: **1,409**

DOM

16
Layout
Beds: **5 (4 1)**
Baths: **3.0 (3 0)**
Style: **3 Level Split**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Private,Rectangular Lot**
Park Feat: **Alley Access,Double Garage Detached,Garage Faces Rear,Heated Garage,Insulated,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Open Floorplan,Wood Windows**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	7`10" x 3`4"
Kitchen	Main	9`0" x 11`1"
Bedroom - Primary	Main	10`6" x 11`7"
Bedroom	Second	11`3" x 11`2"
4pc Bathroom	Basement	7`8" x 5`11"

Room	Level	Dimensions
Bedroom	Main	10`6" x 11`6"
Living Room	Main	13`11" x 19`2"
4pc Bathroom	Second	8`10" x 7`4"
Bedroom	Second	13`3" x 11`3"
Bedroom	Basement	10`7" x 11`9"

Kitchen **Basement** **10`7" x 15`8"** Legal/Tax/Financial

Title: Zoning: Remarks
Fee Simple **R1-V**
Legal Desc: **5541R**

Pub Rmks: **Wouldn't your ideal family home be only 1 block away from an Elementary, junior high, high school + an indoor skating arena you've found the location right here in the community of "Old Town". With shopping close by you'll find a big wide 60'lot with an illegally suited up down split level home. Walking up you'll find a lovely balcony where you can enjoy your morning coffees. Upstairs you'll find spaciousness with 4 bedroom up 2 bathrooms up, an open concept kitchen + a dining and living room. Downstairs is the common laundry and a walk up 2 bedroom illegal suite with a large living room, kitchen, full bath and separate dining. The big 24x26 garage is a mechanics dream as it is insulated, drywalled and heated. Here you've found your next investment property call to book your private viewing :) Refrigerator & Stove in Basement**

Inclusions: **RE/MAX Complete Realty**
Property Listed By:

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



