



THE
A-TEAM

**RE/MAX
FIRST**

30 LAWRENCE Green, Airdrie T4A 3M8

MLS®#: **A2188215**

Area: **Lanark**

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

List Price: **\$599,900**

Status: **Active**

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:

1,465

Year Built:

2021

Low Sqft:

Lot Information

Ttl Sqft:

1,465

Lot Sz Ar:

4,628 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Front Yard,See Remarks

Double Garage Detached,RV Access/Parking

DOM

6

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard,RV Hookup**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Stove,Range Hood,Refrigerator,See Remarks,Washer/Dryer,Washer/Dryer Stacked,Window Coverings

Int Feat:

Breakfast Bar,No Smoking Home,See Remarks,Separate Entrance,Stone Counters,Vinyl Windows

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	53`10" x 42`1"
Kitchen	Main	29`9" x 41`0"
Bedroom - Primary	Second	42`8" x 42`5"
Bedroom	Second	33`8" x 29`6"
Bedroom	Basement	34`5" x 31`9"
4pc Bathroom	Second	0`0" x 0`0"
4pc Bathroom	Basement	0`0" x 0`0"

Room	Level	Dimensions
Dining Room	Main	34`9" x 41`0"
Mud Room	Main	32`7" x 19`11"
Bedroom	Second	41`10" x 31`5"
Game Room	Basement	52`9" x 47`10"
2pc Bathroom	Main	0`0" x 0`0"
4pc Ensuite bath	Second	0`0" x 0`0"

Title:
Fee Simple
 Legal Desc:

Zoning:
R2

2111362

Remarks

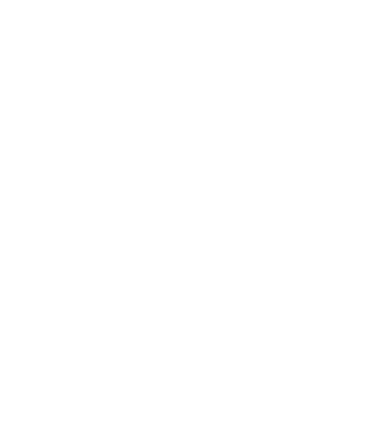
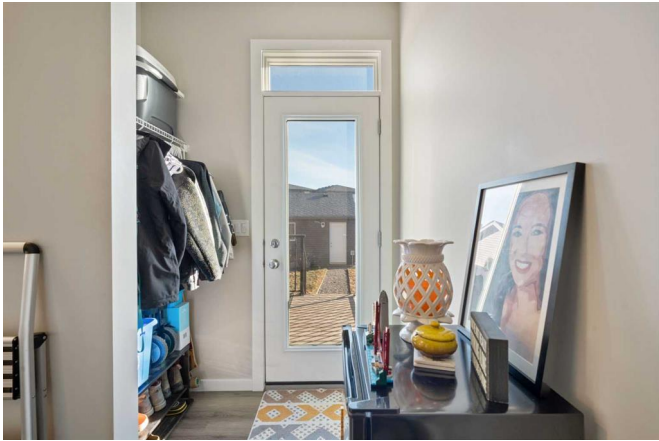
Pub Rmks: **MOVE IN READY !! This 3 Bedroom Semi-Detached Home by Homes by Avi has been masterfully designed and has plenty of room for the entire family to grow. COMES WITH a Huge BACK, DOUBLE DETACHED GARAGE (Built by the builder), ample RV parking, AC and located and right across the street from a Beautiful PARK! The main floor boasts an open floor plan with SPACIOUS ENTRY open to the living room, dining room and to the stunning kitchen with breakfast bar. This home features QUARTZ COUNTERTOPS, UPGRADED LIGHTING, S/S APPLIANCES and with continuous LVP flooring throughout the main floor. The half bath nicely tucked in back by the mud room which overlooks the deck and oversized back yard. The upper level has great sized master bedroom and offers a large walk in closet and 4-piece En-Suite bath. Upstairs we have 2 additional good sized bedrooms, a nicely appointed full bath as well as a dedicated laundry closet. There is a separate side entrance to the fully finished basement which was finished by the builder. This space has never been rented but can be used as an illegal basement suite. This custom finished space offers a spacious rec room, a fourth bedroom, another full bathroom, separate laundry as well as a functional kitchenette. The basement has excellent potential to generate income or can be used for the modern conveniences that a growing and busy family needs. The massive landscaped backyard boasts RV parking space beside your Double detached garage. There is a natural gas line at the deck for your BBQ and the owner has "roughed in" a natural gas line to the garage for the future install of a heater. There is plenty of space to add additional storage in this large yard if needed. Situated across from very cute park and just a stones throw to a community rink and open field. This vibrant and safe family oriented neighborhood features extensive pathways, ponds, parks, and playgrounds. Enjoy quick access to Deerfoot, Stoney Trail, CrossIron Mills, Costco, and the airport. This move-in-ready home perfectly combines luxury, location, functionality and lifestyle—don't miss it!**

Inclusions: **AC**
 Property Listed By: **RE/MAX iRealty Innovations**

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









30 Lawrence Grn SE, Airdrie, AB

Main Floor Exterior Area 727.96 sq ft
Interior Area 607.22 sq ft

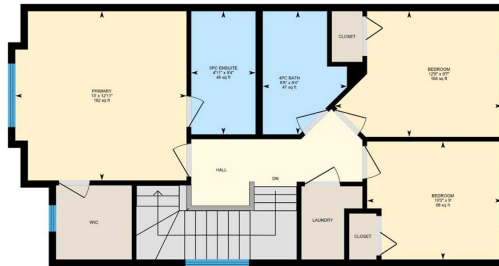


PREPARED: 2020/01/16

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

30 Lawrence Grn SE, Airdrie, AB

2nd Floor Exterior Area 737.15 sq ft
Interior Area 679.39 sq ft



PREPARED: 2020/01/16

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30 Lawrence Grn SE, Airdrie, AB

Basement (Below Grade) Exterior Area 671.60 sq ft
Interior Area 613.46 sq ft



PREPARED: 2020/01/16

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