



9 BIG HILL Way, Airdrie T4A1M7

MLS®#: **A2188533** Area: **Big Springs** Listing Date: **01/17/25** List Price: **\$299,900**
 Status: **Pending** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 City/Town: **Airdrie**
 Year Built: **1978**
Lot Information
 Lot Sz Ar: **4,004 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,002**
 Low Sqft:
 Ttl Sqft: **1,002**

DOM
4
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Mobile**

Parking
 Ttl Park: **3**
 Garage Sz: **1**

Access:
 Lot Feat: **Back Yard,Backs on to Park/Green Space,City Lot,No Neighbours Behind,Landscaped,Rectangular Lot**
 Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Laminate,Linoleum**
 Sewer: Ext Feat: **None** Water Source:
 Fnd/Bsmt: **None**
 Kitchen Appl: **Electric Stove,Refrigerator,Washer/Dryer**
 Int Feat: **Ceiling Fan(s),See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	10`3" x 10`0"	Dining Room	Main	7`8" x 7`5"
Living Room	Main	15`4" x 13`4"	Bedroom - Primary	Main	13`9" x 10`3"
Bedroom	Main	12`4" x 10`4"	4pc Bathroom	Main	7`10" x 7`7"

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **DC-16-C**

Legal Desc:

7711562

Remarks

Pub Rmks:

This property has undergone a plethora of upgrades and is ready to welcome its new owners! The exterior boasts a double-wide asphalt driveway, only one year old, with ample space for 3 vehicles. A convenient 5' swinging gate provides access to a brand-new detached single garage (30' x 12'), perfect for additional parking or storage. The backyard is secured with a new 6' fence, offering privacy and security. Inside, you'll find new laminate flooring throughout, adding a contemporary touch. The kitchen, while featuring original linoleum, has been revitalized with newer IKEA kitchen cupboards equipped with modern sliding drawers on the bottom. The heart of the home also boasts a one-year-old fridge, stove, and overhead stove fan. Additional upgrades include a 50-gallon self-cleaning hot water tank (less than one year old), and an upgraded vanity, sink, and toilet in the bathroom. The 2 Large bedrooms offer ample storage with large closets. Located within 1 block of schools and close to shopping, parks, genesis recreation centre this has everything you need. Also with its numerous updates and modern amenities, this home is move-in ready and waiting to provide comfortable and convenient living for its lucky new owner!

Inclusions:

Fridge, Stove, Washer, Dryer window coverings, Wall Mount in Living room

Property Listed By:

eXp Realty

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







