



THE
A-TEAM

**RE/MAX
FIRST**

604 MEADOWBROOK Bay, Airdrie T4A 2A8

MLS®#: **A2195579**

Area: **Meadowbrook**

Listing Date: **02/27/25**

List Price: **\$615,000**

Status: **Active**

County: **Airdrie**

Change: **+\$15k, 27-Feb**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **1991**
Lot Information
Lot Sz Ar: **6,178 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,560**
Low Sqft:
Ttl Sqft: **1,560**

DOM

0
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

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

Utilities and Features

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

Construction: **Mixed**
Flooring: **Carpet,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Oven,Gas Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`9" x 4`10"
Dining Room	Main	15`8" x 9`1"
Kitchen	Main	6`0" x 11`5"
Mud Room	Main	11`7" x 9`1"
4pc Ensuite bath	Second	4`11" x 7`5"
Bedroom	Second	8`7" x 12`3"
Bedroom	Basement	10`11" x 12`5"

Room	Level	Dimensions
Breakfast Nook	Main	9`0" x 15`7"
Family Room	Main	16`8" x 11`9"
Living Room	Main	13`8" x 14`0"
4pc Bathroom	Second	4`11" x 7`7"
Bedroom	Second	8`8" x 12`4"
Bedroom - Primary	Second	11`8" x 13`6"
Game Room	Basement	20`5" x 14`1"

Storage	Basement	19` 11" x 18` 8"	Legal/Tax/Financial
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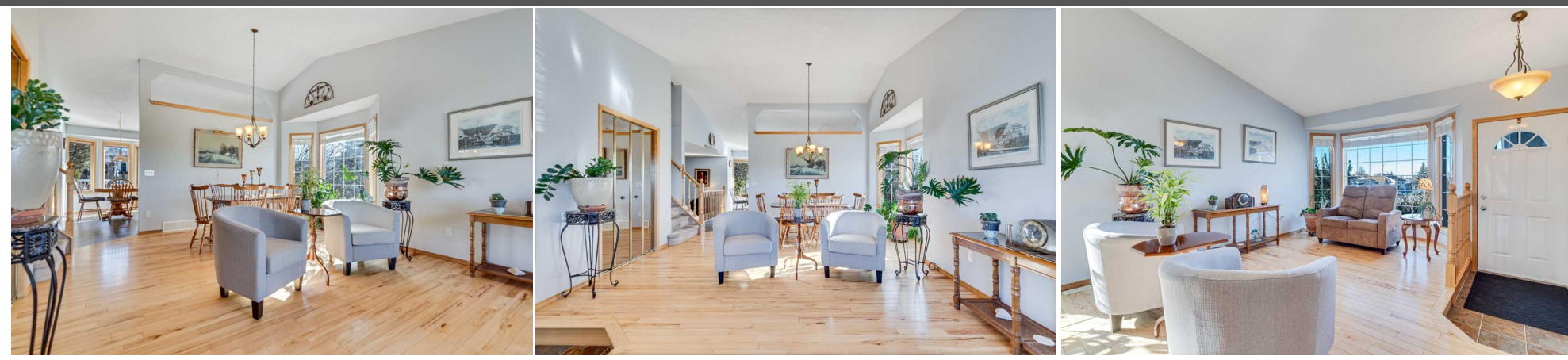
Title:		Zoning:	
Fee Simple		R1	
Legal Desc:	9111692		

Remarks

Pub Rmks: **Welcome to 604 Meadowbrook Bay SE, a rare opportunity to own a well-maintained detached home on a large, beautifully landscaped corner lot in the desirable Meadowbrook community. With over 2,000 sq. ft. of developed living space, this property offers endless potential for those looking to add their own personal touch while enjoying an unbeatable location. Situated on a corner lot, this home is perfect for those who value privacy, space, and proximity to schools, parks, and amenities. The main level boasts a spacious living area, a functional kitchen with ample cabinetry and counter space, and a cozy dining area, ideal for family gatherings or quiet evenings in. Large windows throughout the home allow for abundant natural light, creating a warm and welcoming environment. Upstairs, you'll find three bedrooms, including a primary suite with a walk-in closet and private ensuite. The additional bedrooms provide flexibility for a home office, guest space, or family living. The fully developed basement expands your options, featuring an extra bedroom, a versatile rec room, and ample storage space. The backyard is a true highlight, offering beautiful landscaping, mature trees, and loads of sunshine. Whether you're entertaining, gardening, or simply unwinding outdoors, this backyard is ready to be enjoyed. This property offers solid bones and a prime location, allowing you to modernize while maintaining its charm. Its proximity to nearby schools, walking paths, shopping, and transit options makes it an excellent choice for those planning to settle in for the long term. If you're searching for a home that combines location, space, and potential, look no further! Book your private showing today and explore the possibilities of making 604 Meadowbrook Bay SE your forever home.**

Inclusions: **basement bar fridge, basement fridge, basement freezer**
Property Listed By: **eXp Realty**

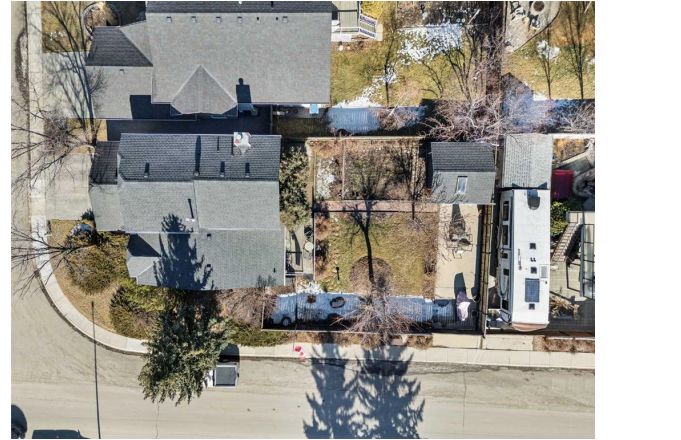
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













604 Meadowbrook Bay SE, Airdrie, AB

Main Building: Total Exterior Area Above Grade 1560.79 sq ft

