



THE
A-TEAM

**RE/MAX
FIRST**

432 SPRING HAVEN COURT SE , Airdrie T4A 1M5

MLS®#: **A2196536**

Area: **Big Springs**

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

List Price: **\$460,000**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **1978**

Finished Floor Area

Abv Sqft: **978**
Low Sqft:
Ttl Sqft: **978**

Lot Information

Lot Sz Ar: **6,544 sqft**
Lot Shape:

DOM

-0
Layout
Beds: **4 (2 2)**
Baths: **2.0 (2 0)**
Style: **Modular Home**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Front Yard,Fruit Trees/Shrub(s),Pie Shaped Lot**
Park Feat: **Off Street,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Forced Air**
Sewer:
Ext Feat: **Garden**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Ceiling Fan(s),No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	26`3" x 31`9"
Dining Room	Main	29`6" x 34`2"
Kitchen	Main	26`0" x 37`9"
Bedroom - Primary	Main	37`6" x 46`9"
Bedroom	Basement	32`3" x 32`0"
Den	Basement	32`0" x 24`10"
Laundry	Basement	38`10" x 30`11"

Room	Level	Dimensions
Bedroom	Main	38`0" x 26`3"
Foyer	Main	37`2" x 17`3"
Living Room	Main	37`6" x 56`7"
3pc Bathroom	Basement	32`0" x 24`10"
Bedroom	Basement	35`3" x 33`8"
Family Room	Basement	44`10" x 66`5"

Title:
Fee Simple
Legal Desc:

Zoning:
DC-16-C

7711562

Remarks

Pub Rmks: **ATTENTION FIRST TIME HOME BUYERS & INVESTORS! This charming home offers the perfect blend of comfort, convenience, and community living. Tucked away in a peaceful cul-de-sac, this property is ideal for families, first-time buyers, or anyone looking to enjoy the vibrant lifestyle Airdrie has to offer. Inside, this property offers a layout designed for both relaxation and entertaining. The bright living area invites you to unwind, while the full kitchen is ready for your culinary adventures. With ample natural light and thoughtfully designed spaces, this home offers a warm and welcoming atmosphere. Outside, the pie-shaped lot provides plenty of space for outdoor activities, gardening, or simply enjoying the fresh air. The location is prime, close to schools, parks, shopping, and all the amenities you need!**

Inclusions: **Swing set in the backyard, both of the sheds, shelving inside the shed.**
Property Listed By: **eXp Realty**

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







