



THE
A-TEAM

**RE/MAX
FIRST**

608 ALBERT Street, Airdrie T4B 1G6

MLS®#: **A2196946**

Area: **Airdrie Meadows**

Listing Date: **02/24/25**

List Price: **\$489,900**

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: **973**
Low Sqft:
Ttl Sqft: **973**

Lot Information

Lot Sz Ar: **4,619 sqft**
Lot Shape:

DOM

0
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Gentle Sloping,Landscaped,Lawn**
Park Feat: **Double Garage Detached**

Utilities and Features

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

Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Refrigerator,Washer,Window Coverings**
Int Feat: **French Door,Open Floorplan**
Utilities:

Room Information

| Room | Level | Dimensions |
|----------------------|----------|---------------|
| Living Room | Main | 19`1" x 11`5" |
| Dining Room | Main | 9`11" x 6`9" |
| Bedroom | Main | 9`1" x 8`0" |
| 4pc Bathroom | Main | 0`0" x 0`0" |
| Office | Basement | 11`6" x 7`4" |
| Furnace/Utility Room | Basement | 5`2" x 4`3" |

| Room | Level | Dimensions |
|-------------------|----------|----------------|
| Kitchen | Main | 12`6" x 9`11" |
| Bedroom - Primary | Main | 12`5" x 11`5" |
| Bedroom | Main | 11`5" x 10`6" |
| Game Room | Basement | 25`0" x 21`10" |
| Storage | Basement | 8`4" x 10`6" |
| 3pc Bathroom | Basement | 0`0" x 0`0" |

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

7711277

Remarks

Pub Rmks:

Location! Location! Location! This well kept and updated home is located on a big lot in the heart of Airdrie. The central location allows the kids to walk to school or you to walk for your weekly groceries! The home boasts 3 bedrooms, 2 baths and 2 great living/gathering spaces, along with a private yard, over sized garage and another pad for an RV or other toys. The home features a bright and cheery open concept with a large white kitchen, roomy dining area with deck access and a large bright living room. The spacious primary bedroom has updated flooring and closet doors and the secondary bedrooms also have newer flooring. The main floor bath has been updated with beautiful tile work from top to bottom and a newer vanity. The basement is mostly complete and only requires flooring to bring it all together. The exterior features wonderful stone siding that can stand up to any hail mother nature throws at it. Some of the updates include flooring, paint, some kitchen cabinets, stainless steel appliances, on demand hot water tank, upgraded furnace and Central A/C. There is a huge deck that runs along the side of the house with access via double french doors from the kitchen, perfect for gatherings and BBQ's.

Inclusions:
Property Listed By:

none
Century 21 Masters

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







